

2014 Statistical Review and Highlights

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NWMLS at a Glance

# of Member Brokerages (Dec. 2014)	1,972
# of Sales Associates	approx. 22,300
# of Counties included in Summary Report	21*
# of keyboxes upgraded during 2014	90,000

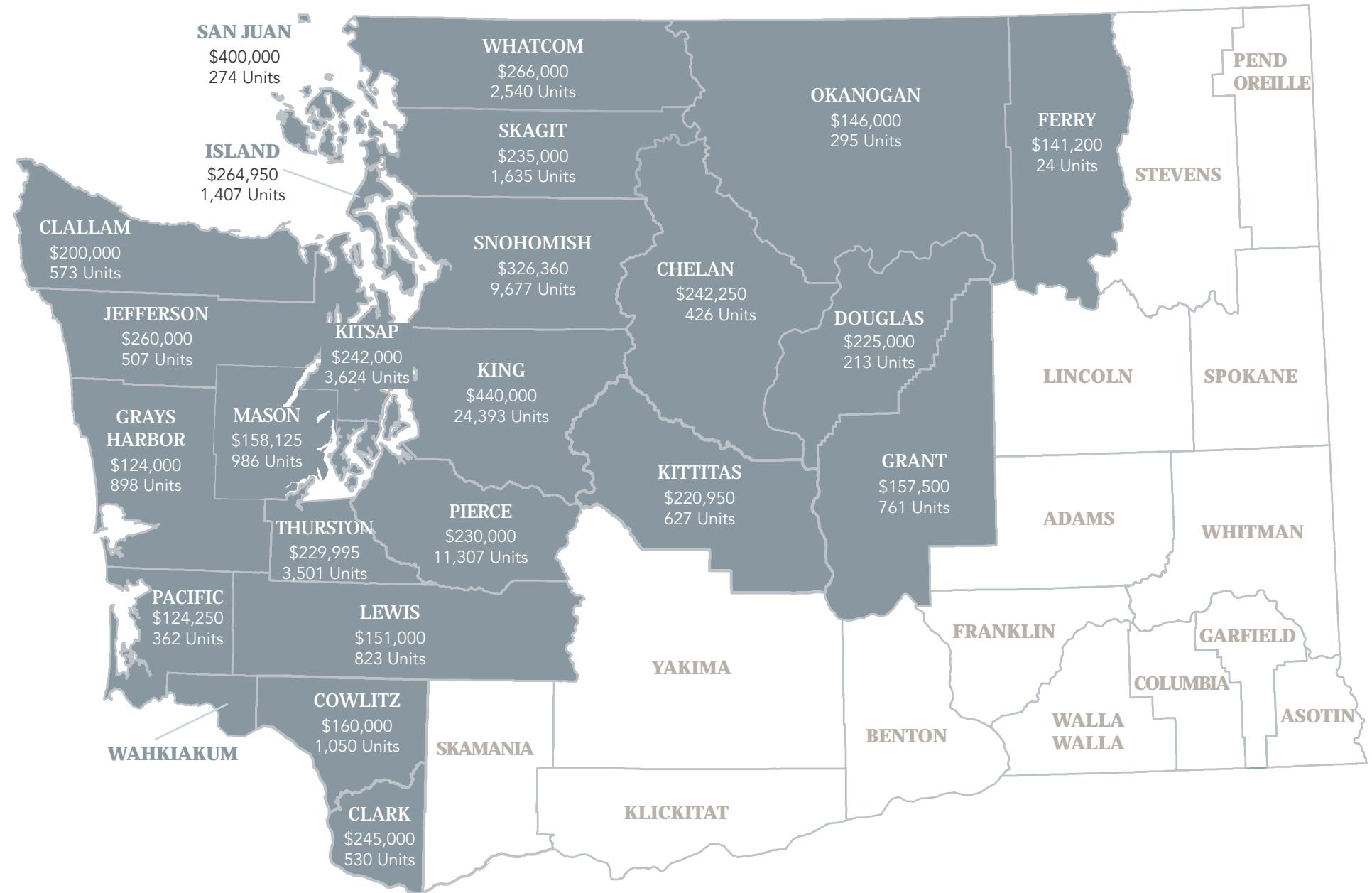
*Chelan & Douglas were added during 2014
 so reports in 2015 will reflect activity in 23
 counties.

By the numbers:

- **Closed sales:** Northwest MLS broker-members reported 77,276 closed sales valued at nearly **\$28 billion** (p.29).
- **Median price:** **\$285,000** for single-family homes and condos that sold last year, up about **5.6** percent from 2013 (p.22).
- MLS members added **107,722 new listings** of SFH and condos to inventory, an increase of 3,554 (+3.4%) from 2012. (pp. 6-7).
- Represented **22,328** home sellers, on average, each month (p.9).
- **Months of supply:** Inventory was tight in many areas. System-wide average for 2014 was 3.5 months; for 4-county Puget Sound region it averaged 2.5; in King county, supply dipped below 2 month for most of 2014 (pp.16-19).
- **Luxury sales:** Reported **2,057** sales of single family homes and **152** sales of condos priced at **\$1 million** or more. **878** condos sold for **\$500,000** or more (p.31).
- The MLS area covering West Bellevue (map area 520) had the highest number of **million dollar-plus** single family home sales with **260**, followed by map area 500 (Eastside/South of I-90) with 194. For **high-end condos (\$500,000-plus)**, the Belltown/downtown Seattle area reported the highest number of sales (**197**), followed by the Kirkland area with 143 and West Bellevue with 121 (p.31).
- **Highest prices:** Among the 21 counties in the MLS service area, King County claimed the highest median price for single family homes that sold last year (**\$440,000**) (p.20).
- **New construction:** The median price for **8,177** newly built single-family homes that sold in 2014 area wide was **\$374,000**; for **607** newly constructed condos that sold the median price **\$369,950**. (p.25-26).
- New listing activity and pending sales (mutually accepted offers) peaked in May.
- **Condos:** Brokers sold **10,560** condominiums during 2014; about **62 percent** of condo sales system-wide were in King County; **75 percent** had two or fewer bedrooms (p.30).
- **Prices, 3-bedroom homes:** The median price for a 3-bedroom home that sold in 2014 was **\$262,500**; county comparisons show a low-end range of **\$133,500** in Grays Harbor County to the high-end range of **\$410,000** in San Juan County (p.32).
- **Most expensive:** The highest priced single family home that sold was in the Town of Hunts Point (**\$11.3 million**); the highest priced luxury condo was in downtown Seattle (**\$6.1 million**) (p.31).

2014 Median Prices by County

Closed Sales, Single Family Homes Only



Northwest MLS Profile (as of 12/31/14)

County	# Companies	# Offices	# Sales Associates
King	853	934	11,913
Snohomish	248	265	2,798
Pierce	263	284	2,798
Kitsap	96	105	750
Mason	19	20	141
Skagit	46	49	383
Grays Harbor	24	25	137
Lewis	21	23	135
Cowlitz	24	24	171
Grant	27	29	155
Thurston	81	82	748
San Juan	16	16	115
Island	34	41	261
Kittitas	17	19	119
Jefferson	13	14	99
Okanogan	26	28	79
Whatcom	59	72	819
Clark	29	29	206
Pacific	12	16	72
Ferry	3	3	6
Clallam	15	16	113
Out of Area*	46	49	315
Total	1,972	2,143	22,333

* includes Chelan, Douglas

NWMLS INDEX OF AREAS (1 of 2)

CHELAN COUNTY		406	Columbia Heights	GRAYS HARBOR COUNTY		KING COUNTY	
961	Chelan	407	Hillside	190	Taholah	100	Jovita/West Hill Auburn
964	Entiat	408	Northlake	191	Pacific Beach	110	Dash Point, Federal Way
971	Wenatchee	409	Pacific Way	192	Copalis Beach	120	Des Moines, Redondo
972	Leavenworth	410	Beacon Hill	193	Copalis Crossing	130	Burien, Normandy Park
CLALLAM COUNTY		411	Robert Gray/Mint	194	Ocean Shores	140	West Seattle
911	Miller Peninsula	412	West County	195	Quinalt	300	Enumclaw
912	SE Clallam	413	Wahkiakum County	196	Humptulips	310	Auburn
913	NE Sequim	414	North County	197	Hoquiam	320	Black Diamond, Maple Valley
914	North Central Sequim	415	Ostrander	198	Aberdeen	330	Kent
915	Northwest Sequim	416	North Kelso	199	Satsop	340	Renton-Benson Hill
916	Southeast Sequim	417	Kelso Hill	200	Elma	350	Renton-Highlands & Kennydale
917	Southwest Sequim	418	South Kelso	201	McCleary	360	Skyway Area
918	East of Port Angeles N	419	East County	202	Cosmopolis	370	(Removed 11-14-03)
919	East of Port Angeles S	420	South County/Woodland	203	Montesano	380	SE Seattle, Leshi, Mt Baker, Seward Park
920	Northeast Port Angeles	DOUGLAS COUNTY		204	Oakville	385	SODO, Beacon Hill
921	Central East Port Angeles	286	Grand Coulee, Other	206	Westport	390	Central Seattle, Madison Park, Capitol Hill
922	Central West Port Angeles	965	Mansfield	208	Grayland	500	East Side-South of I-90
923	Northwest Port Angeles	968	Bridgeport	214	Amanda Park	510	Mercer Island
924	Southeast Port Angeles	969	Orondo	215	Malone	520	Bellevue-West of 405
925	Southwest Port Angeles	970	East Wenatchee	216	Neilton	530	Bellevue-East of 405
926	West of Port Angeles	FERRY COUNTY		217	Aloha	540	East of Lake Sammamish
927	NW Clallam	465	Ferry County	218	Moclips	550	Redmond, Carnation
928	SW Clallam	FRANKLIN COUNTY		219	Central Park	560	Kirkland-Bridle Trails
CLARK COUNTY		245	Connell	220	Ocosta	600	Juanita, Woodinville
1026	East Orchard	245	Pasco	ISLAND COUNTY		610	Bothel
1031	Camp Bonneville	GRANT COUNTY		780	Camano Island	700	Queen Anne, Magnolia
1033	Camas, Washougal	289	East Grant County	811	South Whidbey Island	701	Dntn Seattle, Belltown
1042	Evergreen Highway	290	Marlin, North Grant County	812	Central Whidbey Island	705	Ballard, Greenlake, Greenwood
1043	City Center West	291	North Central Grant County	813	North Whidbey Island	710	North Seattle
1045	Salmon Creek	292	West Grant County	JEFFERSON COUNTY		715	Richmond Beach, Shoreline
1046	Minnehaha	293	South Grant County	480	Port Townsend	720	Lake Forest Park, Kenmore
1047	West Orchard	293	Othello (Adams County)	481	Cape George	720	Vashon Island
1051	Ridgefield	294	Central Grant County	482	S Pt Townsend	KITSAP COUNTY	
1061	Battleground	295	South Moses Lake	483	Marrowstone	141	South Kitsap-W Hwy 16
1062	Brush Prairie, Hockenson	296	Peninsula	484	Kala Point	142	South Kitsap-East Hwy 16
1064	Vennersborg	297	Central Moses Lake	485	Hadlock	143	Port Orchard
1070	LaCenter	298	North Moses Lake	486	Gardiner	144	Retsil, Manchester
1071	North Country	299	West Moses Lake	487	Oak Bay	145	Seabeck, Hilly
COWLITZ COUNTY		DOUGLAS COUNTY		488	Chimacum Valley	146	Chico
401	West Kelso	286	Grand Coulee, Other	489	Pt Ludlow	147	Silverdale
402	Highlands	965	Mansfield	490	Shine	148	West Bremerton
403	St. Helens	968	Bridgeport	491	Coyle	149	East Bremerton
404	Westside	969	Orondo	492	Quilcene	150	East Central Kitsap
405	Olympic	970	East Wenatchee	493	Brinnon	161	Hansville
		FRANKLIN COUNTY		494	W Jefferson	162	Kingston

NWMLS INDEX OF AREAS (2 of 2)

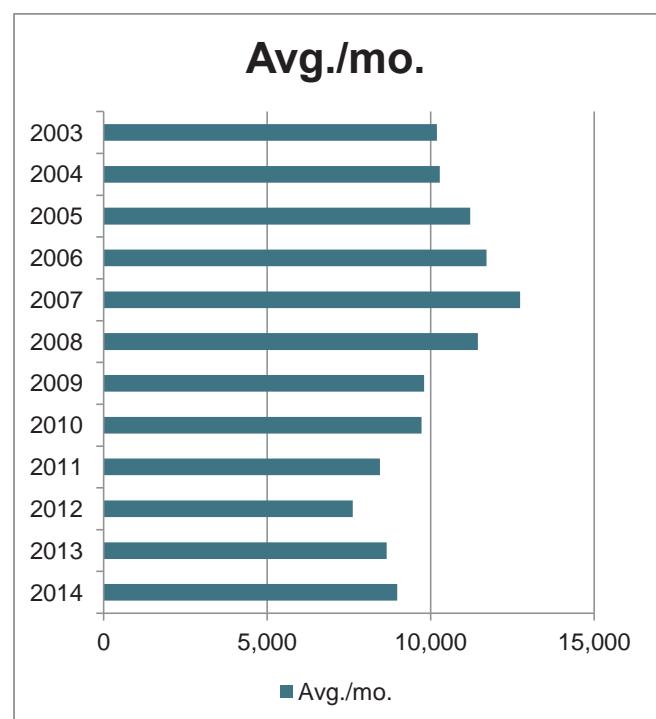
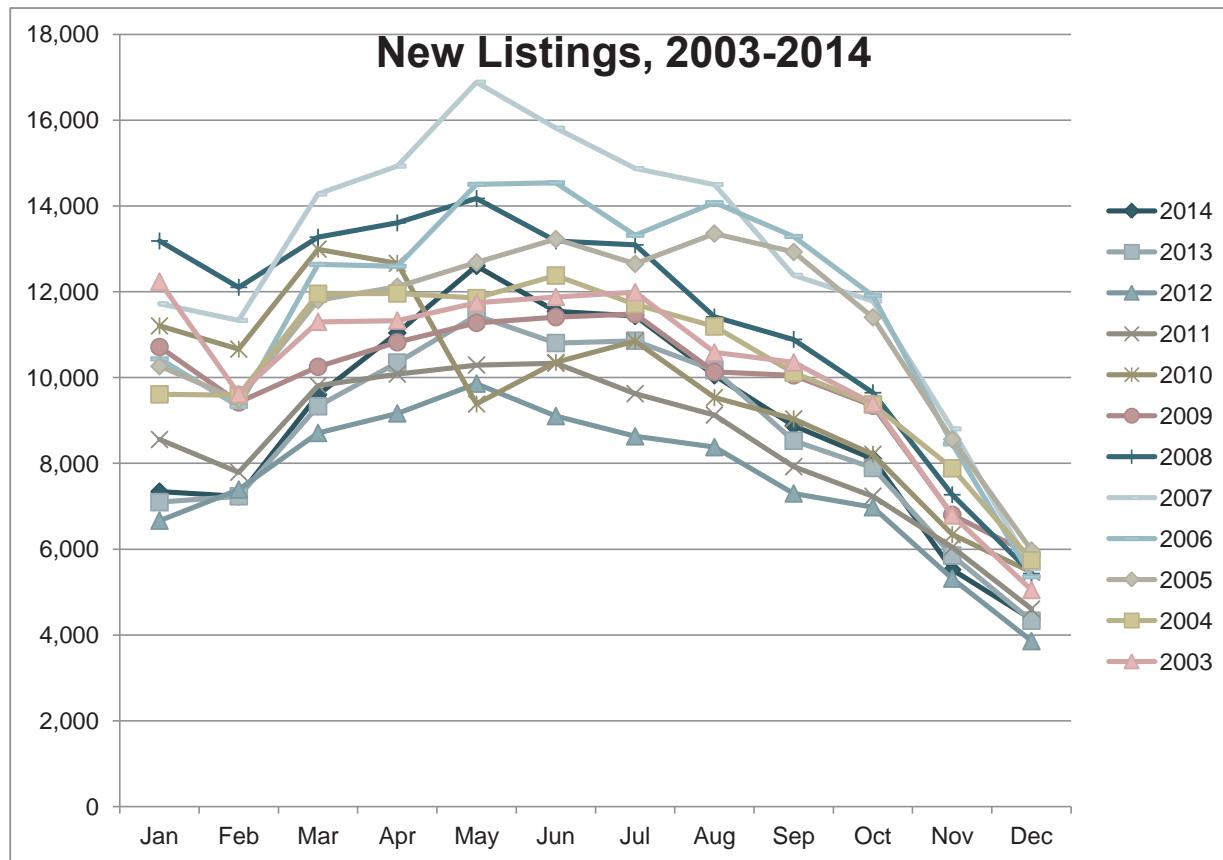
163	Pt Gamble			
164	Lofall			
165	Finn Hill			
166	Poulsbo			
167	Suquamish			
168	Indianola			
170	Bainbridge Island			
KITTITAS COUNTY				
948	Upper Kittitas County			
949	Lower Kittitas County			
LEWIS COUNTY				
426	Centralia			
428	Pe Ell			
430	Chehalis			
432	Napavine			
434	Onalaska			
436	Morton			
MASON COUNTY				
171	Belfair, Hood Canal N			
172	Mason Lk Region			
173	S Shore Hood Canal			
174	Hartstene Island			
175	Shelton			
176	Agate			
177	SW Mason County			
178	NW Mason County			
179	Arcadia, Kamilche			
180	Grapeview			
OKANOGAN COUNTY				
620	Okanogan County-Other			
966	Pateros			
967	Brewster			
PACIFIC COUNTY				
207	Bay Center			
209	Tokeland			
210	Raymond			
211	South Bend			
212	Menlo			
213	Lebam			
930	Pacific County-Other			
PIERCE COUNTY				
1	Gig Harbor			
2	Purdy			
3	Rosedale			
4	Key Peninsula South			
5	Fox Island			
6	Gig Harbor South			
7	Artondale			
8	Gig Harbor North			
9	Key Peninsula North			
12	Anderson Island			
13-25	North Tacoma			
26-30	Central Tacoma			
31	Tacoma			
32-35	University Place, Fircrest			
36-40	Lakewood			
41	Lakewood/Tillicum			
42	Dupont			
43	Steilacoom			
44	Ketron Island			
45-53	South Tacoma			
54-62	Southeast Tacoma			
63-69	Parkland			
70	Fife			
71	Milton			
72	Edgewood			
73-74	Sumner			
78	Port of Tacoma			
79-88	Puyallup			
89	Graham, Fredrickson			
94-95	Browns Point			
99	Spanaway			
109	Lake Tapps, Bonney Lake			
111	Buckley			
112	Wilkeson, Carbonado, S. Prairie			
113	Sumner			
114	Orting			
119	Roy, McKenna			
121	Harts Lake			
122	Graham			
123	Tanwax Lake, Kapowsin Lk			
124-125	Eatonville			
126	Alder			
127	Elbe			
128	Ashford			
129	Clear Lake			
134	East Pierce Co. or Mt. Rainier			
135	Greenwater			
SAN JUAN COUNTY				
899	Waldron			
900	San Juan Island			
901	Orcas, Shaw, Obstruction, Crane Is.			
902	Lopez, Frost Islands			
903	Decatur, Center, Blakely			
904	Stuart, Henry, Pearl, Johns			
905	Other San Juan Islands			
SKAGIT COUNTY				
815	Anacortes			
816	Guemes Island			
817	Other Skagit County Islands			
820	La Conner			
825	Burlington			
830	Sedro Woolley			
835	Mount Vernon			
840	Lyman, Hamilton			
845	Concrete & Up River			
SNOHOMISH COUNTY				
610	SE Snohomish County			
730	SW Snohomish County			
740	Everett / Mukilteo			
750	East Snohomish County			
760	NE Snohomish County			
770	NW Snohomish County			
780	Camano Island			
959	Stevens Pass			
THURSTON COUNTY				
441	Thurston Northwest			
442	Black Hills			
443	Tumwater			
444	Olympia Westside			
445	Boston Harbor			
446	Thurston Northeast			
447	Olympia North			
448	Olympia South			
449	East Olympia			
450	Lacey			
451	Hawks Prairie			
452	Thurston Southeast			
453	Yelm, Rainier			
454	Tenino, Bucoda			
455	Rochester			
WAHKIAKUM COUNTY				
413	Wahkiakum County			
WHATCOM COUNTY				
850	Sudden Valley			
860	Bellingham			
865	Meridian			
870	Ferndale, Custer			
880	Blaine, Birch Bay			
881	Port Roberts			
885	Lynden			
890	Nooksack Valley			
895	Mount Baker, Deming			
OUT OF AREA				
96	Asotin County			
131	Columbia County			
136	Garfield County			
244	Benton County			
245	Franklin County			
381	Adams County			
386	Lincoln County			
475	Yakima County			
501	Klickitat County			
561	Spokane County			
907	Walla Walla County			
940	Stevens County			
950	Skamania County			
960	Eastern WA-Other			
980	Pend Oreille County			
990	Whitman County			
999	Out of Area			

Updated 03/2014

NEW LISTINGS, Single Family Homes & Condominiums - 2014															
	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sept	Oct	Nov	Dec	2014	2013	% chg
King	2,605	2755	3,475	3,936	4,714	4,228	4,252	3,710	3,578	3,162	1,999	1,421	39,835	39,136	1.79%
Snohomish	1,085	1058	1,378	1,591	1,770	1,710	1,687	1,514	1,376	1,264	816	649	15,898	14,841	7.12%
Pierce	1,246	1208	1,568	1,651	1,873	1,699	1,864	1,591	1,345	1,234	960	819	17,058	16,046	6.31%
Kitsap	384	339	452	561	595	599	527	512	381	360	253	205	5,168	5,253	-1.62%
Mason	104	123	141	205	242	206	174	132	108	109	66	68	1,678	1,667	0.66%
Skagit	202	174	227	290	303	247	261	207	199	183	121	94	2,508	2,489	0.76%
Grays Hrbr	132	118	148	165	194	197	192	149	99	106	94	77	1,671	1,728	-3.30%
Lewis	104	90	122	143	145	161	148	145	127	126	78	79	1,468	1,519	-3.36%
Cowlitz	117	119	152	174	180	172	192	144	131	115	104	104	1,704	1,490	14.36%
Grant	86	74	130	146	150	126	106	124	105	105	64	48	1,264	1,256	0.64%
Thurston	374	333	447	520	602	593	532	462	406	385	267	262	5,183	4,908	5.60%
San Juan	28	26	91	82	69	72	54	39	24	25	21	10	541	498	8.63%
Island	140	128	214	231	305	210	239	202	145	138	102	78	2,132	2,162	-1.39%
Kittitas	56	63	104	134	159	141	116	119	99	66	60	56	1,173	1,013	15.79%
Jefferson	61	62	76	116	129	95	90	133	66	65	40	20	953	857	11.20%
Okanogan	31	25	59	107	120	97	70	76	57	41	48	30	761	700	8.71%
Whatcom	300	269	396	525	587	506	497	416	340	309	218	162	4,525	4,510	0.33%
Clark	61	44	59	58	72	79	83	77	48	57	41	39	718	702	2.28%
Pacific	39	51	95	83	82	84	69	63	54	32	38	36	726	727	-0.14%
Ferry	1	4	2	11	19	16	19	8	6	5	3	5	99	82	20.73%
Clallam	73	62	93	103	120	104	78	80	59	66	50	40	928	969	-4.23%
Others	113	109	169	211	175	199	187	151	125	149	78	65	1,731	1,615	7.18%
Total	7,342	7,234	9,598	11,043	12,605	11,541	11,437	10,054	8,878	8,102	5,521	4,367	107,722	104,168	3.41%

New Listings	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	YTD
2014	7,342	7,234	9,598	11,043	12,605	11,541	11,437	10,054	8,878	8,102	5,521	4,367	107,722
2013	7,096	7,234	9,332	10,351	11,445	10,806	10,860	10,172	8,529	7,894	5,853	4,333	103,905
2012	6,666	7,390	8,710	9,166	9,861	9,104	8,632	8,379	7,300	6,979	5,315	3,857	91,359
2011	8,556	7,793	9,812	10,083	10,293	10,334	9,626	9,128	7,923	7,235	6,043	4,604	101,430
2010	11,206	10,663	12,994	12,664	9,385	10,354	10,850	9,533	9,038	8,212	6,340	5,460	116,699
2009	10,713	9,421	10,252	10,824	11,278	11,410	11,481	10,132	10,054	9,344	6,801	5,873	117,583
2008	13,186	12,104	13,274	13,607	14,176	13,187	13,093	11,415	10,889	9,647	7,270	5,430	137,278
2007	11,719	11,333	14,281	14,930	16,888	15,818	14,875	14,500	12,385	11,785	8,805	5,543	152,862
2006	10,436	9,327	12,639	12,594	14,505	14,541	13,319	14,077	13,291	11,910	8,453	5,357	140,449
2005	10,266	9,487	11,808	12,116	12,684	13,228	12,652	13,358	12,929	11,405	8,560	5,969	134,462
2004	9,610	9,590	11,954	11,962	11,853	12,380	11,710	11,192	10,114	9,375	7,886	5,738	123,364
2003	12,240	9,618	11,300	11,330	11,743	11,881	11,992	10,586	10,354	9,394	6,788	5,049	122,275

Avg./mo.
2014 8,977
2013 8,659
2012 7,613
2011 8,453
2010 9,725
2009 9,799
2008 11,440
2007 12,739
2006 11,704
2005 11,205
2004 10,280
2003 10,190



NEW LISTINGS, Single Family Homes & Condominiums, 2014 vs 2013, 2012

	King	Snoh	Pierce	Kitsap	Mason	Skagit	GrayH	Lewis	Cwlz	Grant	Thrstn	SanJn	Island	Kttas	Jefsn	Okan.	Wtcm	Clark	Pacif	Ferry	Clalm	Other	Total
Jan 14	2605	1085	1246	384	104	202	132	104	117	86	374	28	140	56	61	31	300	61	39	1	73	113	7342
Jan 13	2638	1015	1260	354	102	190	124	83	118	73	348	19	117	40	40	27	288	36	56	5	58	105	7096
Jan 12	2503	1103	1043	375	100	123	124	82	105	72	262	36	117	50	59	26	241	47	45	1	29	123	6,666
Feb 14	2755	1058	1208	339	123	174	118	90	119	74	333	26	128	63	62	25	269	44	51	4	62	109	7234
Feb 13	2866	1036	1216	393	116	182	119	109	99	105	336	38	139	44	51	44	355	52	32	3	65	97	7,497
Feb 12	2832	1126	1152	368	119	147	125	95	100	98	353	36	131	54	62	26	265	52	52	3	64	130	7,390
Mar 14	3475	1378	1568	452	141	227	148	122	152	130	447	91	214	104	76	59	396	59	95	2	93	169	9598
Mar 13	3426	1281	1411	507	159	257	169	143	126	116	447	66	219	94	81	49	438	59	71	6	89	118	9,332
Mar 12	3415	1210	1260	418	131	192	176	92	132	99	409	35	176	78	92	38	364	46	86	7	81	173	8,710
Apr 14	3936	1591	1651	561	205	290	165	143	174	146	520	82	231	134	116	107	525	58	83	11	103	211	11,043
Apr 13	3779	1349	1517	577	188	254	181	155	162	152	481	84	259	126	112	82	447	74	91	10	123	148	10,351
Apr 12	3436	1263	1297	502	127	242	146	139	143	116	428	75	211	119	89	81	376	48	54	8	86	180	9,166
May 14	4714	1770	1873	595	242	303	194	145	180	150	602	69	305	159	129	120	587	72	82	19	120	175	12,605
May 13	4352	1564	1576	575	206	245	165	187	164	145	506	67	279	150	123	114	552	83	91	11	104	186	11,445
May 12	3602	1258	1354	517	220	259	189	130	170	129	444	68	234	127	127	105	514	57	79	11	99	168	9,861
Jun 14	4228	1710	1699	599	206	247	197	161	172	126	593	72	210	141	95	97	506	79	84	16	104	199	11,541
Jun 13	4138	1540	1572	526	174	249	177	141	150	140	482	43	229	114	95	81	487	69	89	6	112	192	10,806
Jun 12	3358	1252	1276	469	161	231	159	145	130	114	443	58	214	129	101	74	392	78	66	10	83	161	9,104
Jul 14	4252	1687	1864	527	174	261	192	148	192	106	532	54	239	116	90	70	497	83	69	19	78	187	11,437
Jul 13	4051	1578	1605	515	177	262	195	157	162	118	486	56	242	120	107	69	511	75	81	10	112	171	10,860
Jul 12	3163	1146	1277	451	152	216	168	140	124	125	420	33	204	96	94	67	399	66	57	9	81	144	8,632
Aug 14	3710	1514	1591	512	132	207	149	145	144	124	462	39	202	119	133	76	416	77	63	8	80	151	10,054
Aug 13	3893	1424	1598	493	162	241	151	160	144	96	509	37	203	85	64	61	484	63	71	8	75	150	10,172
Aug 12	3195	1185	1225	416	142	177	144	105	114	114	399	41	169	93	77	63	414	50	41	8	77	130	8,379
Sept 14	3578	1376	1345	381	108	199	99	127	131	105	406	24	145	99	66	57	340	48	54	6	59	125	8,878
Sept 13	3457	1277	1258	403	110	198	132	117	111	75	392	32	144	78	62	67	311	57	42	4	65	137	8,529
Sept 12	3009	987	1128	379	102	156	100	107	137	70	323	18	114	67	47	35	272	45	34	8	49	113	7,300
Oct 14	3162	1264	1234	360	109	183	106	126	115	105	385	25	138	66	65	41	309	57	32	5	66	149	8,102
Oct 13	3047	1217	1217	400	113	174	115	89	111	102	380	27	150	64	52	54	272	60	44	8	56	142	7,894
Oct 12	2606	967	1150	348	94	152	126	111	115	97	308	27	130	67	58	35	310	43	44	5	48	138	6,979
Nov 14	1999	816	960	253	66	121	94	78	104	64	267	21	102	60	40	48	218	41	38	3	50	78	5,521
Nov 13	2051	900	1042	289	90	132	118	99	87	81	301	15	106	58	46	26	200	50	30	6	44	82	5,853
Nov 12	2004	796	877	268	86	103	85	71	95	65	253	19	87	47	41	25	208	42	28	13	30	72	5,315
Dec 14	1421	649	819	205	68	94	77	79	104	48	262	10	78	56	20	30	162	39	36	5	40	65	4,367
Dec 13	1438	660	774	221	70	105	82	79	56	53	240	14	75	40	24	26	165	24	29	5	66	87	4,333
Dec 12	1378	581	701	170	60	86	77	56	53	40	187	13	61	33	29	23	160	22	27	1	44	55	3,857
Ttl 14	39835	15898	17058	5168	1678	2508	1671	1468	1704	1264	5183	541	2132	1173	953	761	4525	718	726	99	928	1731	107,722
Ttl 13	39136	14841	16046	5253	1667	2489	1728	1519	1490	1256	4908	498	2162	1013	857	700	4510	702	727	82	969	1615	104,168
Ttl 12	34501	12874	13740	4681	1494	2084	1619	1273	1418	1139	4229	459	1848	960	876	598	3915	596	613	84	771	1587	91,359
Ttl chg14 vs 13																							

TOTAL ACTIVE LISTINGS 2014 - Single Family Homes & Condominiums													
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Avg
King	4,110	4138	4,191	4,511	4,511	5,609	6,082	6,211	6,107	5,614	4,630	3,600	4,943
Snoh.	2,155	2151	2,105	2,327	2,327	2,764	2,996	3,081	2,990	2,776	2,474	2,001	2,512
Pierce	3,070	3074	3,200	3,376	3,376	3,815	4,172	4,218	4,019	3,725	3,385	2,961	3,533
Kitsap	1,170	1178	1,170	1,250	1,250	1,462	1,506	1,555	1,388	1,262	1,086	893	1,264
Mason	554	552	579	618	618	774	775	717	656	587	517	466	618
Skagit	646	635	644	717	717	823	850	828	758	673	587	517	700
Grays Hrb	641	655	631	681	681	823	873	845	760	685	646	593	710
Lewis	593	590	576	578	578	643	668	683	665	655	611	532	614
Cowlitz	392	416	447	457	457	548	581	553	531	487	463	428	480
Grant	416	421	424	472	472	536	516	542	535	514	473	421	479
Thurston	1,093	1095	1,092	1,194	1,194	1,402	1,455	1,428	1,330	1,222	1,143	1,018	1,222
San Juan	298	282	312	365	365	434	437	421	392	352	316	270	354
Island	554	546	616	690	690	785	820	782	712	602	555	489	653
Kittitas	303	306	341	396	396	514	519	554	541	461	438	392	430
Jefferson	339	329	333	362	362	440	448	506	474	428	396	319	395
Okanogan	340	336	348	405	405	515	531	531	522	465	423	374	433
Whatcom	1,102	1136	1,216	1,394	1,394	1,617	1,697	1,684	1,547	1,351	1,203	1,003	1,362
Clark	183	184	149	162	162	166	191	202	194	195	164	143	175
Pacific	328	328	367	393	393	458	457	464	422	362	348	324	387
Ferry	53	53	50	50	50	73	83	86	83	74	68	71	66
Clallam	300	319	352	361	361	445	440	440	387	348	322	303	365
Others	555	549	593	631	631	696	716	729	704	663	616	541	635
Total	19,195	19,273	19,736	21,390	21,390	25,342	26,813	27,060	25,717	23,501	20,864	17,659	22,328

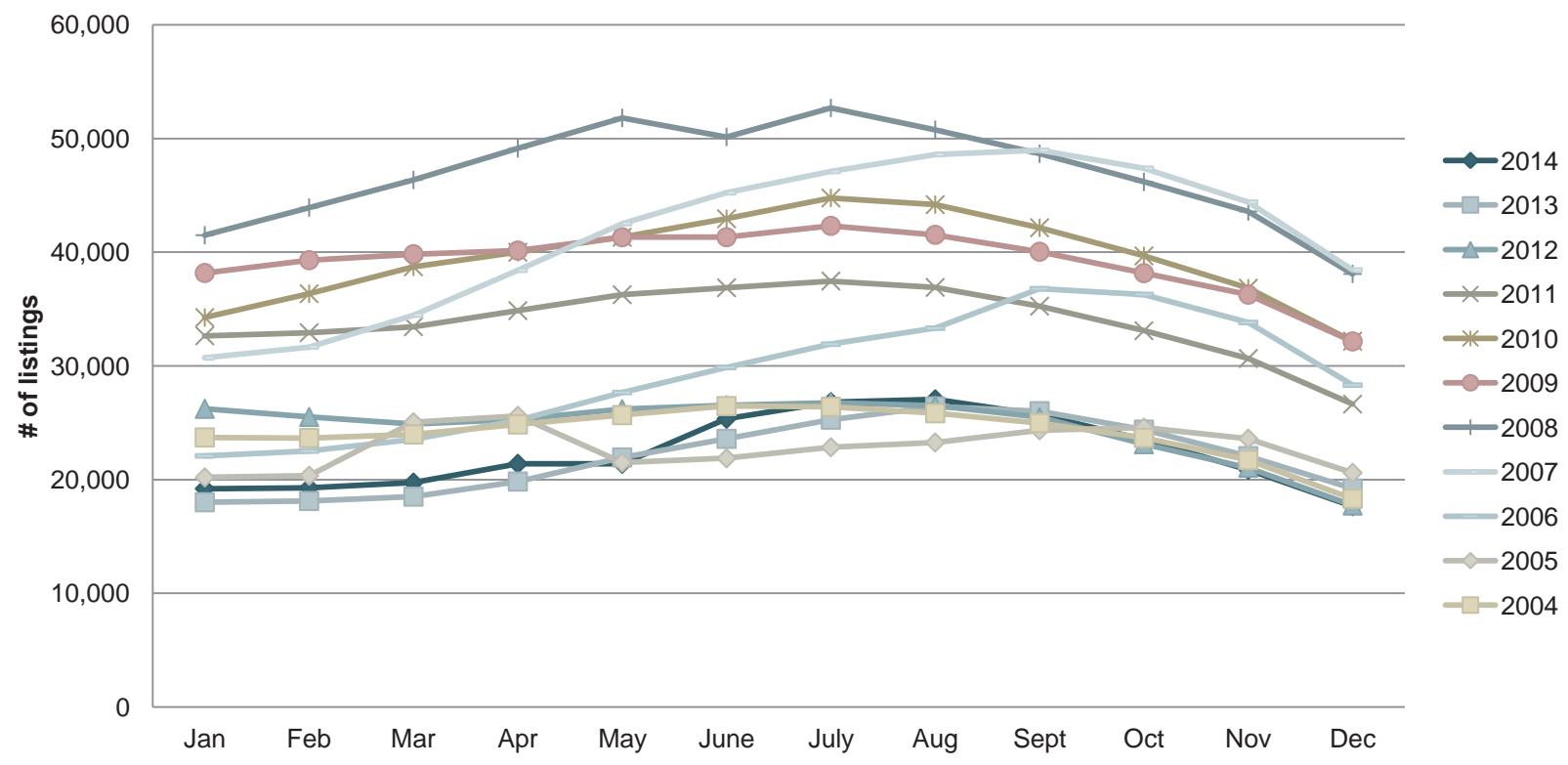
Next page: charts

TOTAL ACTIVE LISTINGS SFH + Condos, since 2004

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
2014	19,195	19,273	19,736	21,390	21,390	25,342	26,813	27,060	25,717	23,501	20,864	17,659
2013	18,008	18,114	18,500	19,826	21,943	23,581	25,272	26,433	26,014	24,391	22,061	19,214
2012	26,226	25,510	24,883	25,291	26,191	26,545	26,747	26,506	25,476	23,115	21,042	17,718
2011	32,647	32,922	33,444	34,862	36,261	36,871	37,465	36,907	35,254	33,094	30,650	26,639
2010	34,256	36,350	38,716	39,999	41,318	42,940	44,770	44,186	42,153	39,677	36,835	32,171
2009	38,171	39,299	39,825	40,147	41,318	41,317	42,320	41,528	40,041	38,159	36,266	32,152
2008	41,498	43,927	46,358	49,141	51,817	50,143	52,694	50,772	48,665	46,189	43,584	38,089
2007	30,700	31,658	34,463	38,408	42,514	45,223	47,106	48,585	48,969	47,381	44,399	38,440
2006	22,084	22,504	23,533	25,215	27,660	29,856	31,910	33,316	36,786	36,282	33,817	28,307
2005	20,196	20,343	25,047	25,607	21,499	21,871	22,839	23,260	24,336	24,570	23,597	20,595
2004	23,703	23,650	23,971	24,849	25,670	26,464	26,403	25,834	24,965	23,665	21,717	18,312

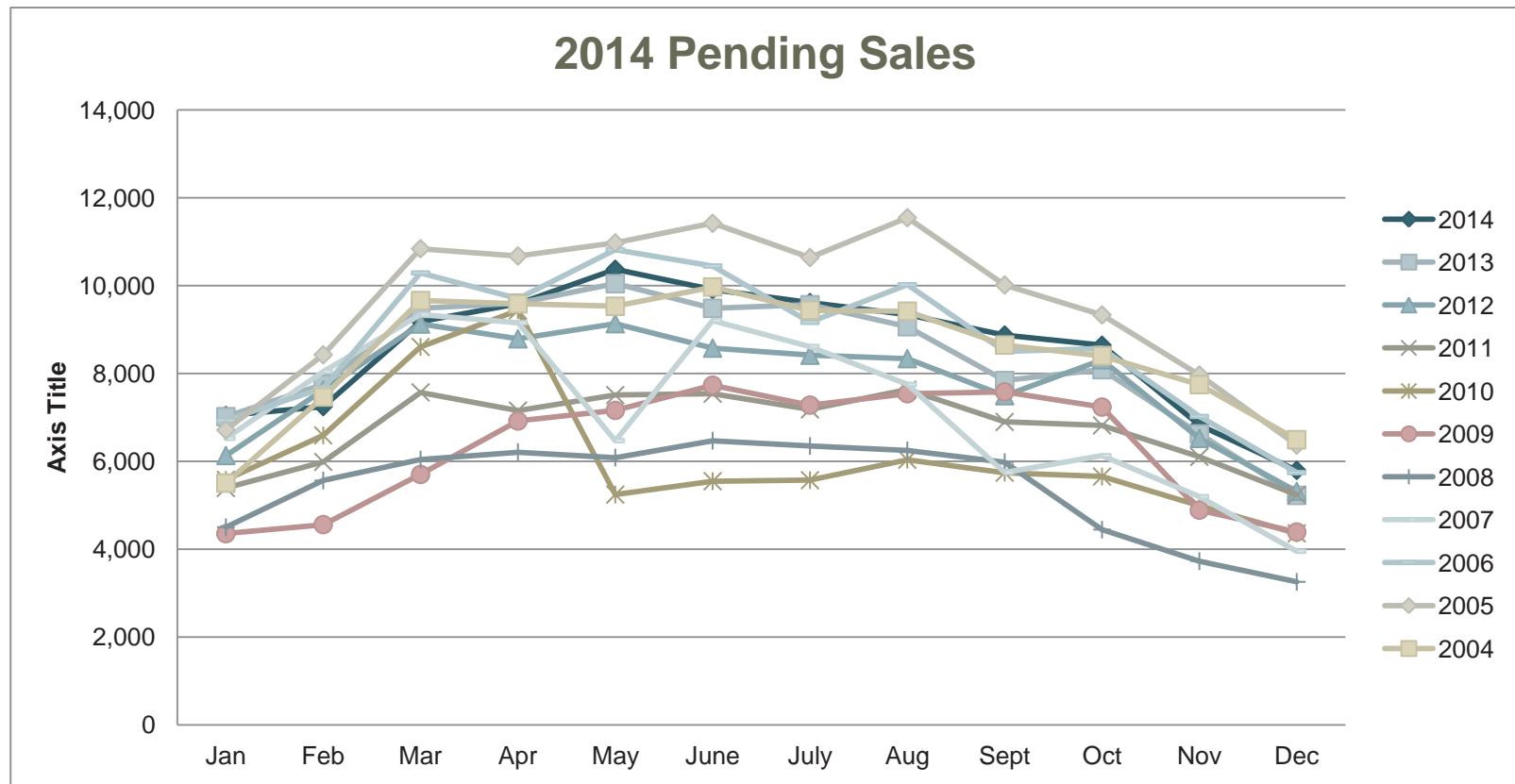
month with highest volume

Total Active Listings, 2004-2014



PENDING SALES 2014 - Single Family Homes & Condominiums (combined)														
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% all res
King	2,629	2811	3,621	3,797	4,154	3,953	3,718	3,547	3,406	3,350	2,699	2,130	39,815	38.87%
Snoh	1,195	1180	1,481	1,454	1,718	1,545	1,457	1,393	1,328	1,327	1,027	956	16,061	15.68%
Pierce	1,234	1238	1,563	1,568	1,645	1,555	1,540	1,550	1,434	1,363	1,152	1,018	16,860	16.46%
Kitsap	348	358	434	506	538	493	454	469	493	429	342	306	5,170	5.05%
Mason	78	101	104	114	123	127	137	156	103	103	75	60	1,281	1.25%
Skagit	159	168	200	215	213	231	225	221	216	195	157	129	2,329	2.27%
GrHrbr	108	82	119	108	101	103	111	141	122	107	86	62	1,250	1.22%
Lewis	85	79	119	121	93	116	112	94	98	101	82	79	1,179	1.15%
Cowlitz	91	99	112	151	124	130	161	163	120	139	109	101	1,500	1.46%
Grant	60	71	110	91	103	92	107	89	80	86	61	49	999	0.98%
Thurston	341	327	420	427	460	481	445	448	411	433	303	294	4,790	4.68%
San Juan	16	38	41	30	25	25	49	30	39	35	27	19	374	0.37%
Island	122	130	148	168	190	196	193	211	190	166	115	88	1,917	1.87%
Kittitas	51	56	57	72	75	86	94	71	65	88	41	47	803	0.78%
Jefferson	41	51	47	69	69	51	77	60	84	64	47	44	704	0.69%
Okanogan	30	24	24	36	33	45	28	36	34	51	32	29	402	0.39%
Whatcom	239	231	311	329	402	377	376	367	351	319	268	203	3,773	3.68%
Clark	41	31	78	52	67	57	56	67	60	56	51	37	653	0.64%
Pacific	31	39	42	53	34	57	48	51	59	47	22	35	518	0.51%
Ferry	4	1	0	5	2	1	5	0	4	7	2	1	32	0.03%
Clallam	54	38	58	72	78	68	75	63	80	57	48	41	732	0.71%
Other	87	94	94	152	126	120	147	115	98	120	75	66	1,294	1.26%
TOTAL	7,044	7,247	9,183	9,590	10,373	9,909	9,615	9,342	8,875	8,643	6,821	5,794	102,436	100.00%
% by Q	22.92%			29.16%			27.17%			20.75%			100.00%	

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	% chg vs prior yr
2014	7,044	7,247	9,183	9,590	10,373	9,909	9,615	9,342	8,875	8,643	6,821	5,794	102,436	2.66%
2013	7,016	7,754	9,482	9,600	10,045	9,484	9,565	9,065	7,839	8,086	6,624	5,224	99,784	6.40%
2012	6,132	7,623	9,126	8,790	9,134	8,577	8,416	8,338	7,494	8,312	6,522	5,314	93,778	15.75%
2011	5,393	5,986	7,570	7,154	7,509	7,539	7,182	7,632	6,897	6,817	6,103	5,237	81,019	10.46%
2010	5,579	6,590	8,605	9,438	5,242	5,547	5,571	6,037	5,741	5,653	4,987	4,359	73,349	-2.64%
2009	4,353	4,559	5,701	6,918	7,160	7,733	7,279	7,539	7,581	7,235	4,888	4,390	75,336	16.13%
2008	4,499	5,563	6,040	6,208	6,085	6,470	6,350	6,248	5,982	4,445	3,727	3,255	64,872	-24.67%
2007	6,522	8,043	9,340	9,156	6,470	9,206	8,614	7,751	5,748	6,127	5,194	3,950	86,121	-17.89%
2006	6,931	7,673	10,289	9,702	10,817	10,448	9,165	10,022	8,499	8,567	7,022	5,744	104,879	-8.74%
2005	6714	8426	10841	10677	10973	11420	10640	11546	10014	9332	7966	6368	114,917	12.83%
2004	5503	7464	9660	9586	9530	9969	9438	9418	8647	8400	7746	6492	101,853	



PENDING SALES 2014 - Single Family Homes only													% all SFH	
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	88,459
King	2,010	2154	2,784	2,981	3,349	3,175	2,901	2,782	2,617	2,640	2,128	1,669	31,190	35.26%
Snoh	928	928	1,211	1,209	1,393	1,310	1,210	1,178	1,112	1,111	855	794	13,239	14.97%
Pierce	1,150	1162	1,463	1,461	1,553	1,452	1,430	1,454	1,354	1,275	1,093	962	15,809	17.87%
Kitsap	324	339	409	471	505	469	434	445	459	410	325	290	4,880	5.52%
Mason	76	99	102	114	119	126	135	155	102	102	74	60	1,264	1.43%
Skagit	155	163	187	207	201	222	214	211	205	188	149	121	2,223	2.51%
GrHrbr	104	80	116	104	96	97	106	135	114	103	85	60	1,200	1.36%
Lewis	85	79	118	121	93	116	112	93	98	100	82	78	1,175	1.33%
Cowlitz	90	98	112	148	122	128	160	160	119	137	106	99	1,479	1.67%
Grant	60	70	109	91	102	92	107	87	80	83	60	48	989	1.12%
Thurston	332	312	406	414	441	466	434	435	396	422	293	281	4,632	5.24%
San Juan	16	37	27	28	18	23	48	27	38	33	27	17	339	0.38%
Island	119	128	143	158	184	182	190	202	183	159	115	83	1,846	2.09%
Kittitas	48	51	54	71	71	81	91	68	62	85	38	45	765	0.86%
Jefferson	37	50	45	65	66	50	71	55	81	60	42	39	661	0.75%
Okanogan	30	24	24	36	33	45	28	36	34	50	32	29	401	0.45%
Whatcom	211	205	266	288	353	323	326	321	321	281	248	180	3,323	3.76%
Clark	41	27	77	50	63	53	53	61	54	51	48	33	611	0.69%
Pacific	30	38	41	44	33	53	47	48	53	46	20	34	487	0.55%
Ferry	4	1	0	5	2	1	5	0	4	7	2	1	32	0.04%
Clallam	52	35	57	67	78	67	73	61	79	56	47	37	709	0.80%
Other	84	87	87	140	120	110	140	103	92	113	67	62	1,205	1.36%
TOTAL	5,986	6,167	7,838	8,273	8,995	8,641	8,315	8,117	7,657	7,512	5,936	5,022	88,459	100.00%

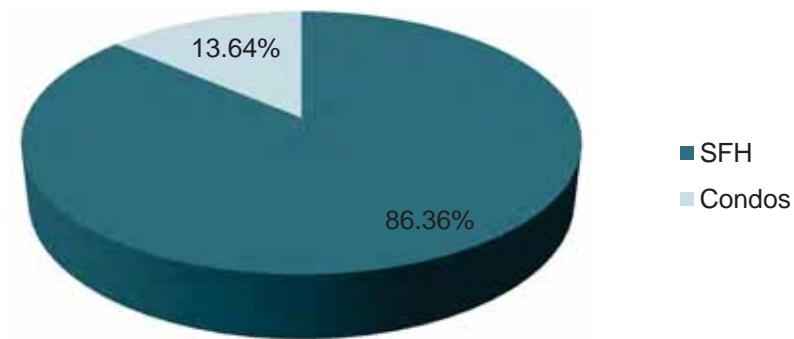
PENDING SALES 2014 - Condominiums only														% all cndo
	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total	13,977
King	619	657	837	816	805	778	817	765	789	710	571	461	8,625	61.71%
Snoh	267	252	270	245	325	235	247	215	216	216	172	162	2,822	20.19%
Pierce	84	76	100	107	92	103	110	96	80	88	59	56	1,051	7.52%
Kitsap	24	19	25	35	33	24	20	24	34	19	17	16	290	2.07%
Mason	2	2	2	0	4	1	2	1	1	1	1	0	17	0.12%
Skagit	4	5	13	8	12	9	11	10	11	7	8	8	106	0.76%
GrHrbr	4	2	3	4	5	6	5	6	8	4	1	2	50	0.36%
Lewis	0	0	1	0	0	0	0	1	0	1	0	1	4	0.03%
Cowlitz	1	1	0	3	2	2	1	3	1	2	3	2	21	0.15%
Grant	0	1	1	0	1	0	0	2	0	3	1	1	10	0.07%
Thurston	9	15	14	13	19	15	11	13	15	11	10	13	158	1.13%
San Juan	0	1	14	2	7	2	1	3	1	2	0	2	35	0.25%
Island	3	2	5	10	6	14	3	9	7	7	0	5	71	0.51%
Kittitas	3	5	3	1	4	5	3	3	3	3	3	2	38	0.27%
Jefferson	4	1	2	4	3	1	6	5	3	4	5	5	43	0.31%
Okanogan	0	0	0	0	0	0	0	0	0	1	0	0	1	0.01%
Whatcom	28	26	45	41	49	54	50	46	30	38	20	23	450	3.22%
Clark	0	4	1	2	4	4	3	6	6	5	3	4	42	0.30%
Pacific	1	1	1	9	1	4	1	3	6	1	2	1	31	0.22%
Ferry	0	0	0	0	0	0	0	0	0	0	0	0	0	0.00%
Clallam	2	3	1	5	0	1	2	2	1	1	1	4	23	0.16%
Other	3	7	7	12	6	10	7	12	6	7	8	4	89	0.64%
TOTAL	1,058	1,080	1,345	1,317	1,378	1,268	1,300	1,225	1,218	1,131	885	772	13,977	100.00%

SFH = 88,459 of 102,436 pending residential sales (86.4%); Condos = 13,977 of 102,436 pendings (13.6%)

Ratio of SFH to Condos

	SFH	Condos	Total	% SFH	% Condo	Total
King	31,190	8,625	39,815	78.34%	21.66%	100.0%
Snoh	13,239	2,822	16,061	82.43%	17.57%	100.0%
Pierce	15,809	1,051	16,860	93.77%	6.23%	100.0%
Kitsap	4,880	290	5,170	94.39%	5.61%	100.0%
Mason	1,264	17	1,281	98.67%	1.33%	100.0%
Skagit	2,223	106	2,329	95.45%	4.55%	100.0%
GrHrbr	1,200	50	1,250	96.00%	4.00%	100.0%
Lewis	1,175	4	1,179	99.7%	0.34%	100.0%
Cowlitz	1,479	21	1,500	98.60%	1.40%	100.0%
Grant	989	10	999	99.00%	1.00%	100.0%
Thurston	4,632	158	4,790	96.70%	3.30%	100.0%
San Juan	339	35	374	90.64%	9.36%	100.0%
Island	1,846	71	1,917	96.30%	3.70%	100.0%
Kittitas	765	38	803	95.27%	4.73%	100.0%
Jefferson	661	43	704	93.89%	6.11%	100.0%
Okanogan	401	1	402	99.8%	0.25%	100.0%
Whatcom	3,323	450	3,773	88.07%	11.93%	100.0%
Clark	611	42	653	93.57%	6.43%	100.0%
Pacific	487	31	518	94.02%	5.98%	100.0%
Ferry	32	0	32	100.0%	0.00%	100.0%
Clallam	709	23	732	96.86%	3.14%	100.0%
Others	1,205	89	1,294	93.12%	6.88%	100.0%
TOTAL	88,459	13,977	102,436	86.36%	13.64%	100.0%

**Proportion of SFH vs Condos
(Pending Sales)**



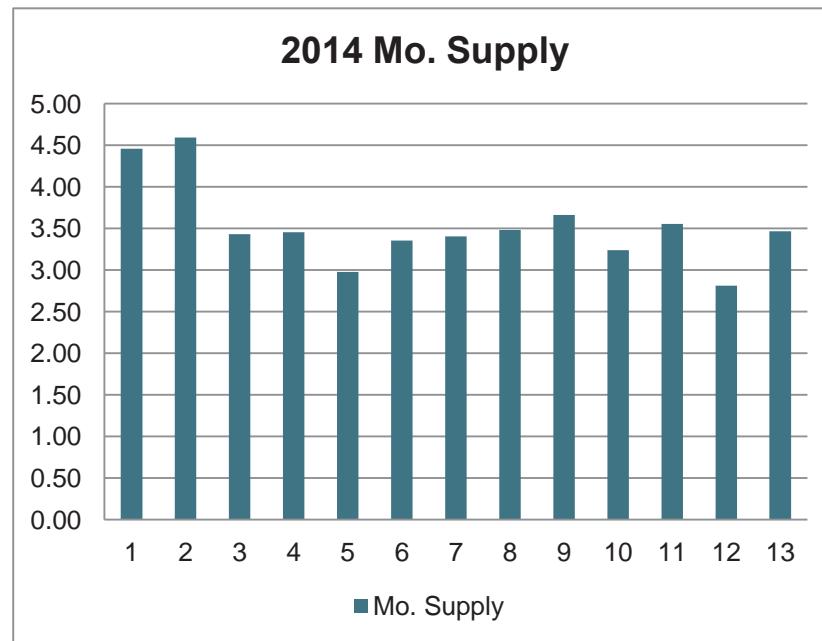
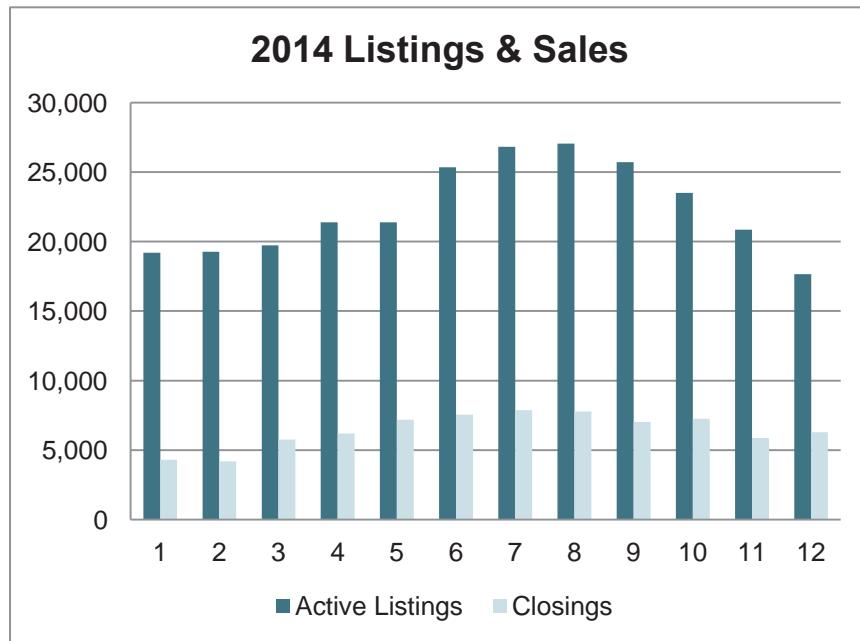
SFH Condos
86.36% 13.64%

Months Supply: Ratio: 2014 Active Listings to Closed Sales* - Single Family Homes + Condos (combined)

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
King Co													
Active Listings	4,110	4,138	4,191	4,511	4,511	5,609	6,082	6,211	6,107	5,614	4,630	3,600	59,314
Closings	1,674	1,620	2,297	2,599	2,967	3,109	3,275	3,007	2,690	2,870	2,323	2,500	30,931
Mo. Supply	2.46	2.55	1.82	1.74	1.52	1.80	1.86	2.07	2.27	1.96	1.99	1.44	1.92
Snohomish													
Active Listings	2,155	2,151	2,105	2,327	2,327	2,764	2,996	3,081	2,990	2,776	2,474	2,001	30,147
Closings	615	668	949	943	1,074	1,220	1,172	1,163	1,057	1,113	885	920	11,779
Mo. Supply	3.50	3.22	2.22	2.47	2.17	2.27	2.56	2.65	2.83	2.49	2.80	2.18	2.56
Pierce													
Active Listings	3,070	3,074	3,200	3,376	3,376	3,815	4,172	4,218	4,019	3,725	3,385	2,961	42,391
Closings	709	692	919	948	1,137	1,085	1,205	1,264	1,096	1,127	904	979	12,065
Mo. Supply	4.33	4.44	3.48	3.56	2.97	3.52	3.46	3.34	3.67	3.31	3.74	3.02	3.51
Kitsap													
Active Listings	1,170	1,178	1,170	1,250	1,250	1,462	1,506	1,555	1,388	1,262	1,086	893	15,170
Closings	225	231	259	291	321	409	378	400	339	378	295	324	3,850
Mo. Supply	5.20	5.10	4.52	4.30	3.89	3.57	3.98	3.89	4.09	3.34	3.68	2.76	3.94
4 Co. total	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Subttl
Active Listings	10,505	10,541	10,666	11,464	11,464	13,650	14,756	15,065	14,504	13,377	11,575	9,455	147,022
Closings	3,223	3,211	4,424	4,781	5,499	5,823	6,030	5,834	5,182	5,488	4,407	4,723	58,625
Mo. Supply	3.26	3.28	2.41	2.40	2.08	2.34	2.45	2.58	2.80	2.44	2.63	2.00	2.51
Mason Co	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	554	552	579	618	618	774	775	717	656	587	517	466	7,413
Closings	58	48	68	74	99	82	108	108	103	96	80	75	999
Mo. Supply	9.55	11.50	8.51	8.35	6.24	9.44	7.18	6.64	6.37	6.11	6.46	6.21	7.42
Skagit													
Active Listings	646	635	644	717	717	823	850	828	758	673	587	517	8,395
Closings	78	103	116	146	159	153	158	174	169	163	141	155	1,715
Mo. Supply	8.28	6.17	5.55	4.91	4.51	5.38	5.38	4.76	4.49	4.13	4.16	3.34	4.90
Grays Hrbr													
Active Listings	641	655	631	681	681	823	873	845	760	685	646	593	8,514
Closings	61	58	85	67	80	84	76	88	100	93	67	78	937
Mo. Supply	10.51	11.29	7.42	10.16	8.51	9.80	11.49	9.60	7.60	7.37	9.64	7.60	9.09
Lewis													
Active Listings	593	590	576	578	578	643	668	683	665	655	611	532	7,372
Closings	49	43	72	60	86	66	76	92	84	82	50	66	826
Mo. Supply	12.10	13.72	8.00	9.63	6.72	9.74	8.79	7.42	7.92	7.99	12.22	8.06	8.92

Cowlitz	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	392	416	447	457	457	548	581	553	531	487	463	428	5,760
Closings	62	54	74	87	98	79	114	111	107	97	91	92	1,066
Mo. Supply	6.32	7.70	6.04	5.25	4.66	6.94	5.10	4.98	4.96	5.02	5.09	4.65	5.40
Grant													
Active Listings	416	421	424	472	472	536	516	542	535	514	473	421	5,742
Closings	43	43	59	65	66	84	72	80	64	75	58	59	768
Mo. Supply	9.67	9.79	7.19	7.26	7.15	6.38	7.17	6.78	8.36	6.85	8.16	7.14	7.48
Thurston													
Active Listings	1,093	1095	1,092	1,194	1,194	1,402	1,455	1,428	1,330	1,222	1,143	1,018	14,666
Closings	240	201	246	275	320	355	362	373	354	302	290	292	3,610
Mo. Supply	4.55	5.45	4.44	4.34	3.73	3.95	4.02	3.83	3.76	4.05	3.94	3.49	4.06
San Juan													
Active Listings	298	282	312	365	365	434	437	421	392	352	316	270	4,244
Closings	22	11	25	42	29	23	29	24	24	28	22	20	299
Mo. Supply	13.55	25.64	12.48	8.69	12.59	18.87	15.07	17.54	16.33	12.57	14.36	13.50	14.19
Island													
Active Listings	554	546	616	690	690	785	820	782	712	602	555	489	7,841
Closings	87	76	93	95	123	142	145	150	161	159	112	121	1,464
Mo. Supply	6.37	7.18	6.62	7.26	5.61	5.53	5.66	5.21	4.42	3.79	4.96	4.04	5.36
Kittitas													
Active Listings	303	306	341	396	396	514	519	554	541	461	438	392	5,161
Closings	35	39	42	56	55	60	72	69	59	65	54	55	661
Mo. Supply	5.00	7.85	8.12	7.07	7.20	8.57	7.21	8.03	9.17	7.09	8.11	7.13	7.81
Jefferson													
Active Listings	339	329	333	362	362	440	448	506	474	428	396	319	4,736
Closings	30	25	38	40	48	51	57	50	56	56	42	48	541
Mo. Supply	0.00	13.16	8.76	9.05	7.54	8.63	7.86	10.12	8.46	7.64	9.43	6.65	8.75
Okanogan													
Active Listings	340	336	348	405	405	515	531	531	522	465	423	374	5,195
Closings	19	25	18	15	23	24	29	32	24	30	21	36	296
Mo. Supply	17.89	13.44	19.33	27.00	17.61	21.46	18.31	16.59	21.75	15.50	20.14	10.39	17.55
Whatcom													
Active Listings	1,102	1136	1,216	1,394	1,394	1,617	1,697	1,684	1,547	1,351	1,203	1,003	16,344
Closings	148	151	217	190	260	290	305	317	296	267	218	243	2,902
Mo. Supply	7.45	7.52	5.60	7.34	5.36	5.58	5.56	5.31	5.23	5.06	5.52	4.13	5.63
Clark													
Active Listings	183	184	149	162	162	166	191	202	194	195	164	143	2,095
Closings	31	25	42	37	55	64	44	55	51	69	47	40	560
Mo. Supply	5.90	7.36	3.55	4.38	2.95	2.59	4.34	3.67	3.80	2.83	3.49	3.58	3.74

Pacific	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Active Listings	328	328	367	393	393	458	457	464	422	362	348	324	4,644
Closings	18	23	26	26	40	24	44	40	37	42	35	33	388
Mo. Supply	18.22	14.26	14.12	15.12	9.83	19.08	10.39	11.60	11.41	8.62	9.94	9.82	11.97
Ferry													
Active Listings	53	53	50	50	50	73	83	86	83	74	68	71	794
Closings	3	3	1	1	2	4	0	1	1	2	3	3	24
Mo. Supply	17.67	58.00	50.00	50.00	25.00	18.25	N/A	86.00	83.00	37.00	22.67	23.67	33.08
Clallam													
Active Listings	300	319	352	361	361	445	440	440	387	348	322	303	4,378
Closings	42	22	37	53	51	51	63	64	50	61	47	53	594
Mo. Supply	7.14	14.50	9.51	6.81	7.08	8.73	6.98	6.88	7.74	5.70	6.85	5.72	7.37
Other													
Active Listings	555	549	593	631	631	696	716	729	704	663	616	541	7,624
Closings	57	35	70	80	94	99	94	113	98	82	87	92	1,001
Mo. Supply	9.74	15.69	8.47	7.89	6.71	7.03	7.62	6.45	7.18	8.09	7.08	5.88	7.62
ALL AREAS	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	TOTAL
Active Listings	19,195	19,273	19,736	21,390	21,390	25,342	26,813	27,060	25,717	23,501	20,864	17,659	267,940
Closings	4,306	4,196	5,753	6,190	7,187	7,558	7,878	7,775	7,020	7,257	5,872	6,284	77,276
Mo. Supply	4.46	4.59	3.43	3.46	2.98	3.35	3.40	3.48	3.66	3.24	3.55	2.81	3.47



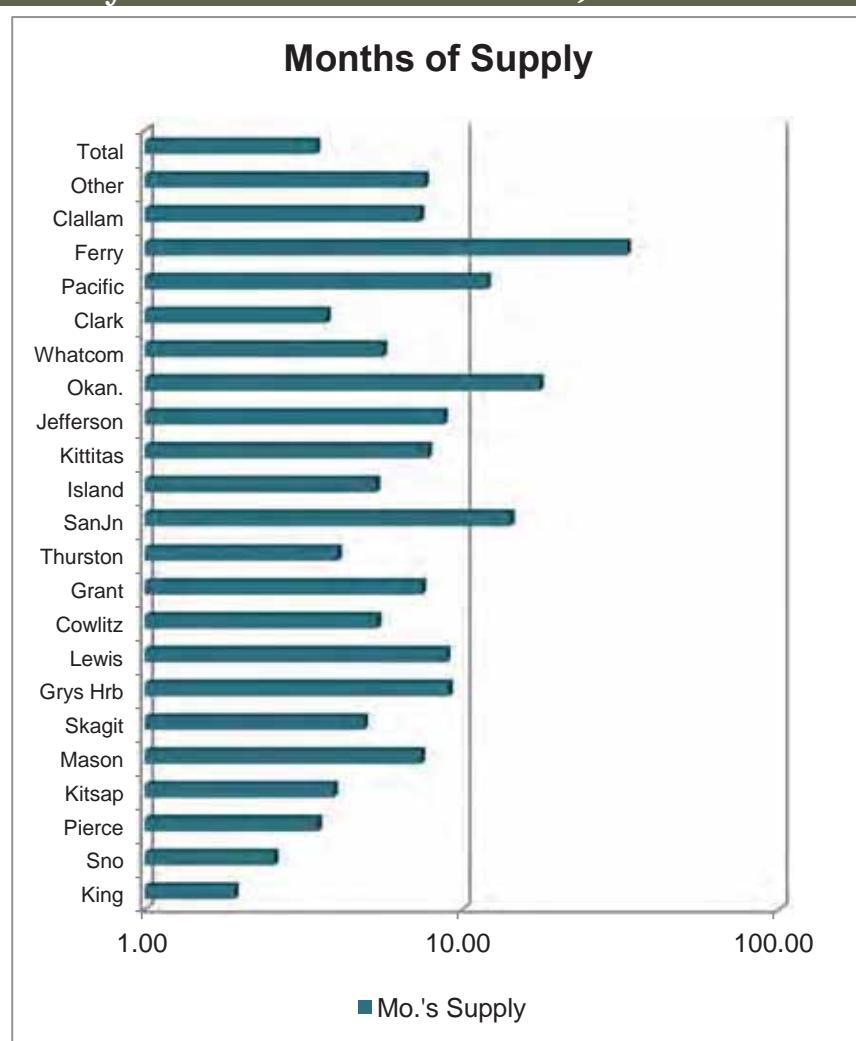
1=Jan. 13=2014 avg.

RATIOS: CLOSED SALES to ACTIVE LISTINGS (Single Family Homes + Condos combined)

	Active Listings	Closings	Mo.'s Supply
King	59,314	30,931	1.92
Sno	30,147	11,779	2.56
Pierce	42,391	12,065	3.51
Kitsap	15,170	3,850	3.94
Mason	7,413	999	7.42
Skagit	8,395	1,715	4.90
Grays Hrb	8,514	937	9.09
Lewis	7,372	826	8.92
Cowlitz	5,760	1,066	5.40
Grant	5,742	768	7.48
Thurston	14,666	3,610	4.06
San Juan	4,244	299	14.19
Island	7,841	1,464	5.36
Kittitas	5,161	661	7.81
Jefferson	4,736	541	8.75
Okanogan	5,195	296	17.55
Whatcom	16,344	2,902	5.63
Clark	2,095	560	3.74
Pacific	4,644	388	11.97
Ferry	794	24	33.08
Clallam	4,378	594	7.37
Other	7,624	1,001	7.62
Total	267,940	77,276	3.47

County	Mo.'s Supply
King	1.92
Sno	2.56
Pierce	3.51
Kitsap	3.94
Mason	7.42
Skagit	4.90
Grays Hrb	9.09
Lewis	8.92
Cowlitz	5.40
Grant	7.48
Thurston	4.06
SanJn	14.19
Island	5.36
Kittitas	7.81
Jefferson	8.75
Okan.	17.55
Whatcom	5.63
Clark	3.74
Pacific	11.97
Ferry	33.08
Clallam	7.37
Other	7.62
Total	3.47

Months supply is an estimate of how long it would take for the entire inventory of active listings to sell at the current pace, assuming no new inventory comes onto the market. Economists consider a supply of 3-to-6 months to be a balanced market, meaning the market favors neither buyers nor sellers.



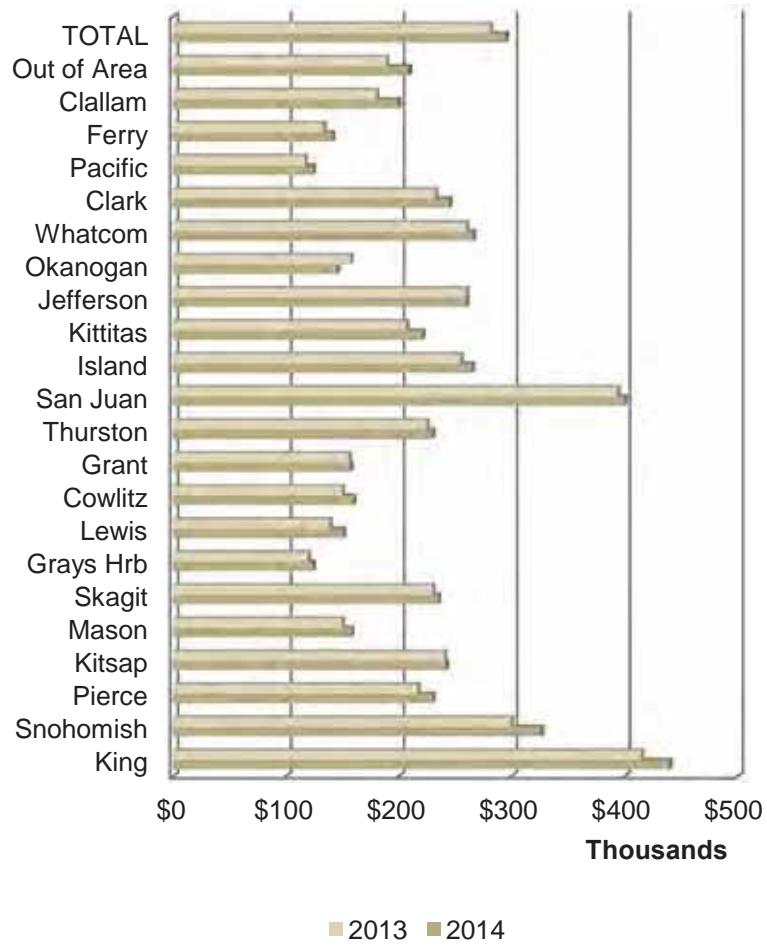
* 2014 calculations are based on **closed** sales, rather than pendings.

CLOSED SALES, Single Family Homes (excl. condos) 2014 vs 2013

	Median Price			Units		
	2014	2013	% change	2014	2013	% change
King	\$440,000	\$415,000	6.02%	24,393	24,693	-1.21%
Snohomish	\$326,360	\$299,735	8.88%	9,677	9,799	-1.25%
Pierce	\$230,000	\$217,000	5.99%	11,307	10,985	2.93%
Kitsap	\$242,000	\$240,725	0.53%	3,624	3,340	8.50%
Mason	\$158,125	\$150,000	5.42%	986	773	27.55%
Skagit	\$235,000	\$230,000	2.17%	1,635	1,557	5.01%
Grays Hrb	\$124,000	\$119,750	3.55%	898	758	18.47%
Lewis	\$151,000	\$139,000	8.63%	823	752	9.44%
Cowlitz	\$160,000	\$150,000	6.67%	1,050	1,009	4.06%
Grant	\$157,500	\$156,000	0.96%	761	680	11.91%
Thurston	\$229,995	\$225,000	2.22%	3,501	3,328	5.20%
San Juan	\$400,000	\$394,000	1.52%	274	206	33.01%
Island	\$264,950	\$255,000	3.90%	1,407	1,265	11.23%
Kittitas	\$220,950	\$206,750	6.87%	627	591	6.09%
Jefferson	\$260,000	\$260,000	0.00%	507	454	11.67%
Okanogan	\$146,000	\$157,500	-7.30%	295	303	-2.64%
Whatcom	\$266,000	\$259,900	2.35%	2,540	2,403	5.70%
Clark	\$245,000	\$232,500	5.38%	530	537	-1.30%
Pacific	\$124,250	\$117,000	6.20%	362	317	14.20%
Ferry	\$141,200	\$133,500	5.77%	24	26	-7.69%
Clallam	\$200,000	\$180,300	10.93%	573	560	2.32%
Out of Area	\$209,000	\$189,000	10.58%	922	786	17.30%
TOTAL	\$295,000	\$281,000	4.98%	66,716	65,122	2.45%

From Dec. reports

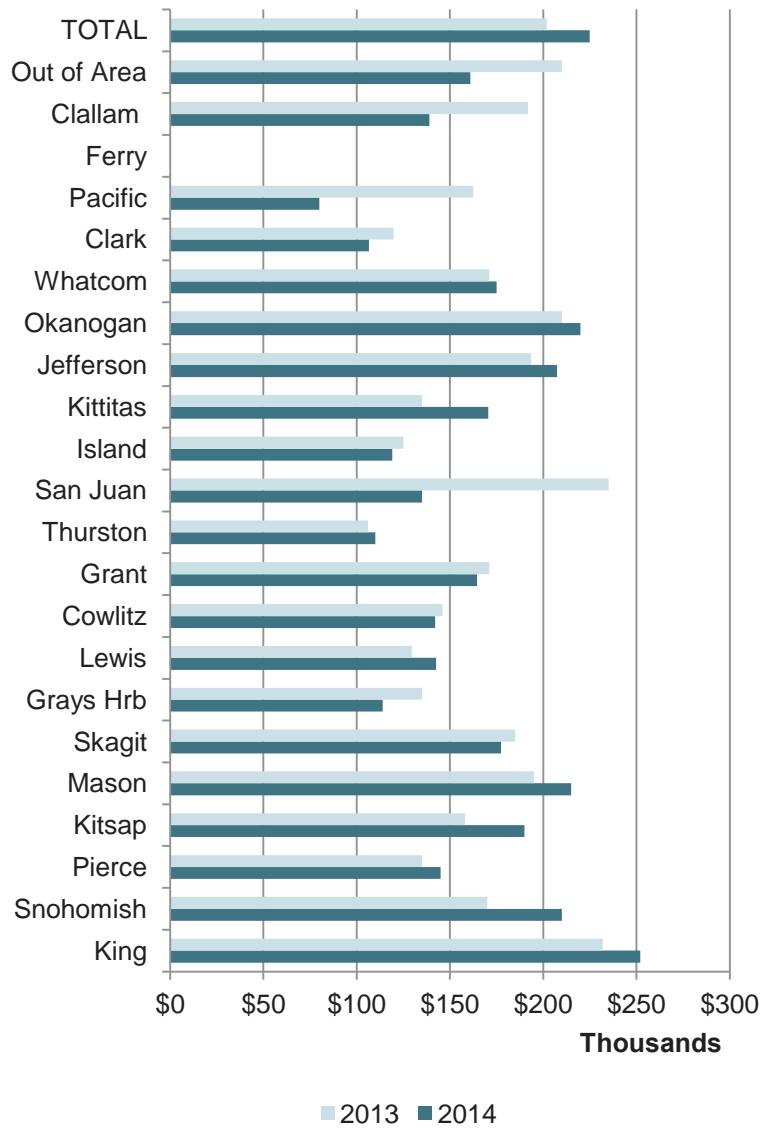
Median Prices, SFH only 2014 vs 2013



CLOSED SALES, Condominiums (excl. SFH) 2014 vs 2013

	Median Price			Units		
	2014	2013	% change	2014	2013	% change
King	\$252,000	\$232,000	8.62%	6,538	6,661	-1.85%
Snohomish	\$210,000	\$170,000	23.53%	2,102	1,890	11.22%
Pierce	\$145,000	\$135,000	7.41%	758	752	0.80%
Kitsap	\$190,000	\$157,950	20.29%	226	202	11.88%
Mason	\$215,000	\$195,000	10.26%	13	3	0.00%
Skagit	\$177,450	\$185,000	-4.08%	80	90	-11.11%
Grays Hrb	\$114,000	\$135,000	-15.56%	39	34	14.71%
Lewis	\$142,500	\$129,500	10.04%	3	2	50.00%
Cowlitz	\$142,000	\$146,000	-2.74%	16	13	23.08%
Grant	\$164,500	\$171,000	-3.80%	7	11	-36.36%
Thurston	\$110,000	\$106,000	3.77%	109	94	15.96%
San Juan	\$135,000	\$235,000	-42.55%	25	13	92.31%
Island	\$119,000	\$125,000	-4.80%	57	44	29.55%
Kittitas	\$170,500	\$135,000	26.30%	34	31	9.68%
Jefferson	\$207,500	\$193,500	7.24%	34	38	-10.53%
Okanogan	\$220,000	\$210,000	4.76%	1	1	0.00%
Whatcom	\$175,000	\$171,000	2.34%	362	371	-2.43%
Clark	\$106,500	\$119,750	-11.06%	30	22	36.36%
Pacific	\$80,000	\$162,500	-50.77%	26	14	85.71%
Ferry	\$0	\$0	0.00%	0	0	0.00%
Clallam	\$139,000	\$191,750	-27.51%	21	30	-30.00%
Out of Area	\$160,950	\$210,000	-23.36%	79	79	0.00%
TOTAL	\$225,000	\$202,000	11.39%	10,560	10,395	1.59%

Median Prices, Condos 2014 vs 2013

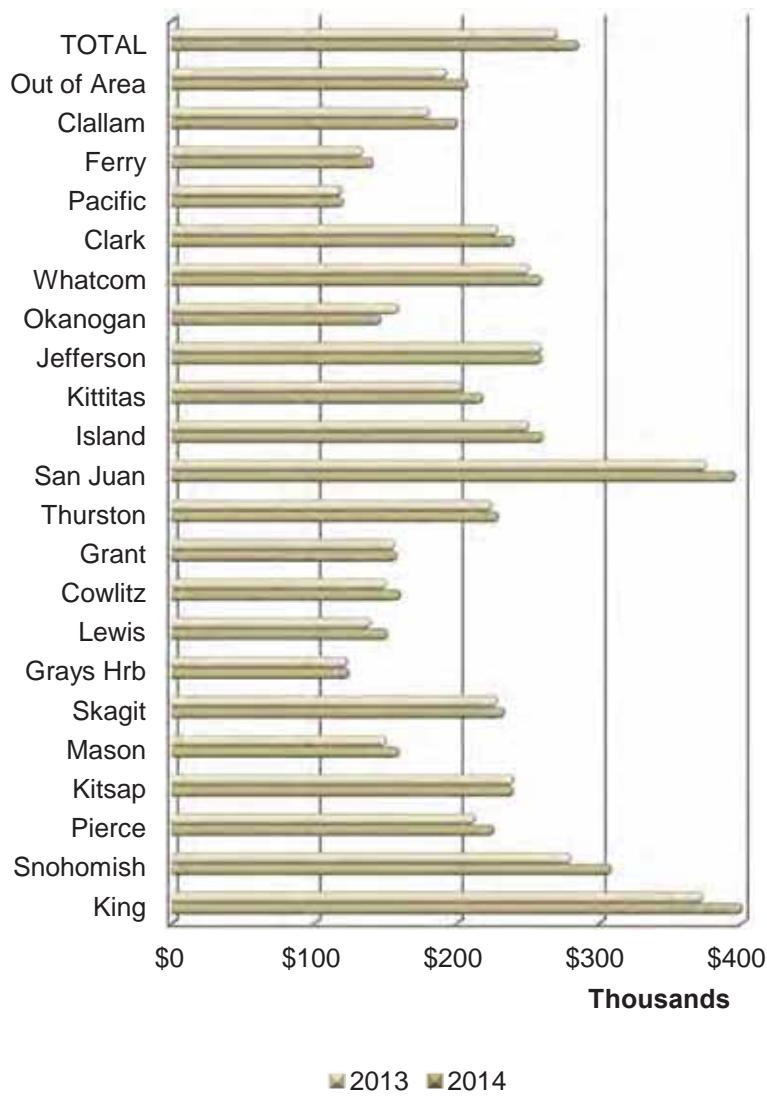


CLOSED SALES, SFH + Condos Combined, 2014 vs 2013

	Median Price			Units		
	2014	2013	% change	2014	2013	% change
King	\$399,750	\$372,000	7.46%	30,931	31,354	-1.35%
Snohomish	\$308,000	\$279,950	10.02%	11,779	11,689	0.77%
Pierce	\$225,500	\$212,200	6.27%	12,065	11,737	2.79%
Kitsap	\$239,250	\$239,450	-0.08%	3,850	3,542	8.70%
Mason	\$159,000	\$150,000	6.00%	999	776	28.74%
Skagit	\$232,950	\$228,000	2.17%	1,715	1,647	4.13%
Grays Hrb	\$124,000	\$122,650	1.10%	937	792	18.31%
Lewis	\$151,000	\$139,000	8.63%	826	754	9.55%
Cowlitz	\$160,000	\$150,000	6.67%	1,066	1,022	4.31%
Grant	\$157,500	\$156,000	0.96%	768	691	11.14%
Thurston	\$228,700	\$224,000	2.10%	3,610	3,422	5.49%
San Juan	\$395,000	\$375,000	5.33%	299	219	36.53%
Island	\$259,925	\$249,900	4.01%	1,464	1,309	11.84%
Kittitas	\$217,900	\$203,000	7.34%	661	622	6.27%
Jefferson	\$259,000	\$259,250	-0.10%	541	492	9.96%
Okanogan	\$146,250	\$158,500	-7.73%	296	304	-2.63%
Whatcom	\$259,000	\$250,000	3.60%	2,902	2,774	4.61%
Clark	\$240,000	\$228,000	5.26%	560	559	0.18%
Pacific	\$119,900	\$118,750	0.97%	388	331	17.22%
Ferry	\$141,200	\$133,500	5.77%	24	26	-7.69%
Clallam	\$199,950	\$180,000	11.08%	594	590	0.68%
Out of Area	\$207,000	\$192,500	7.53%	1,001	865	15.72%
TOTAL	\$285,000	\$270,000	5.56%	77,276	75,517	2.33%

Figures for 2014 and 2013 are from Dec. 2014/YTD reports

Median Prices, SFH + Condos, 2014 vs 2013



2014 Closed Sales by County, Single Family Homes only (excl. condo)

County	Units	Median	Average	Lowest	Highest
King	24,393	\$440,000	\$542,225	\$28,000	\$11,300,000
Snohomish	9,677	\$326,360	\$352,728	\$9,405	\$2,930,000
Pierce	11,307	\$230,000	\$255,329	\$15,500	\$2,961,156
Kitsap	3,624	\$242,000	\$295,710	\$17,500	\$3,300,000
Subtotal, 4-county region	49,001	\$336,000	\$420,938	\$9,405	\$11,300,000
Mason	986	\$158,125	\$177,707	\$10,000	\$850,000
Skagit	1,635	\$235,000	\$268,674	\$22,000	\$1,800,000
Grays Hrb	898	\$124,000	\$135,386	\$9,500	\$707,500
Lewis	823	\$151,000	\$162,079	\$10,000	\$715,000
Cowlitz	1,050	\$160,000	\$172,343	\$10,000	\$875,000
Grant	761	\$157,500	\$170,864	\$18,000	\$632,000
Thurston	3,501	\$229,995	\$247,017	\$18,600	\$2,375,000
San Juan	274	\$400,000	\$515,103	\$65,000	\$3,075,000
Island	1,407	\$264,950	\$317,883	\$14,000	\$3,350,000
Kittitas	627	\$220,950	\$273,486	\$20,000	\$1,750,000
Jefferson	507	\$260,000	\$290,751	\$23,000	\$1,300,000
Okanogan	295	\$146,000	\$178,710	\$18,000	\$2,549,820
Whatcom	2,540	\$266,000	\$300,734	\$7,750	\$2,250,000
Clark	530	\$245,000	\$286,353	\$65,000	\$1,330,000
Pacific	362	\$124,250	\$142,600	\$16,000	\$790,000
Ferry	24	\$141,200	\$144,171	\$19,499	\$450,000
Clallam	573	\$200,000	\$219,757	\$8,000	\$1,125,000
Sub-total, 17 counties, excl Puget Sound region	16,793				
Out of Area*	922	\$209,000	\$257,384	\$11,000	\$2,100,000
TOTAL, all areas	66,716	\$295,000	\$373,789	\$7,750	\$11,300,000

Total Value, sales

\$24,937,706,924

County	Median
King	\$440,000
Snohomish	\$326,360
Pierce	\$230,000
Kitsap	\$242,000
Mason	\$158,125
Skagit	\$235,000
Grays Hrb	\$124,000
Lewis	\$151,000
Cowlitz	\$160,000
Grant	\$157,500
Thurston	\$229,995
San Juan	\$400,000
Island	\$264,950
Kittitas	\$220,950
Jefferson	\$260,000
Okanogan	\$146,000
Whatcom	\$266,000
Clark	\$245,000
Pacific	\$124,250
Ferry	\$141,200
Clallam	\$200,000
Out of Area*	\$209,000
Total	\$295,000

* includes Chelan, Douglas

Data from Dec14 Area Stats Report + Area Market Surveys

King County Sub-areas - SFH only

Sub-area	Units	Median	Avg	Lowest	Highest
SW King	2,804	\$260,000	\$295,037	\$53,000	\$2,610,000
SE King	5,165	\$302,000	\$330,510	\$31,500	\$2,310,000
Seattle	7,369	\$498,000	\$585,626	\$68,150	\$7,700,000
N King	955	\$381,500	\$438,362	\$140,000	\$4,500,000
Eastside	7,922	\$627,000	\$787,430	\$75,000	\$11,300,000
Vashon = #800	178	\$55,000	\$456,875	\$55,000	\$1,750,000

NWMLS map areas, King Co subareas

SW King = NWMLS Map Area 100,110,120,130

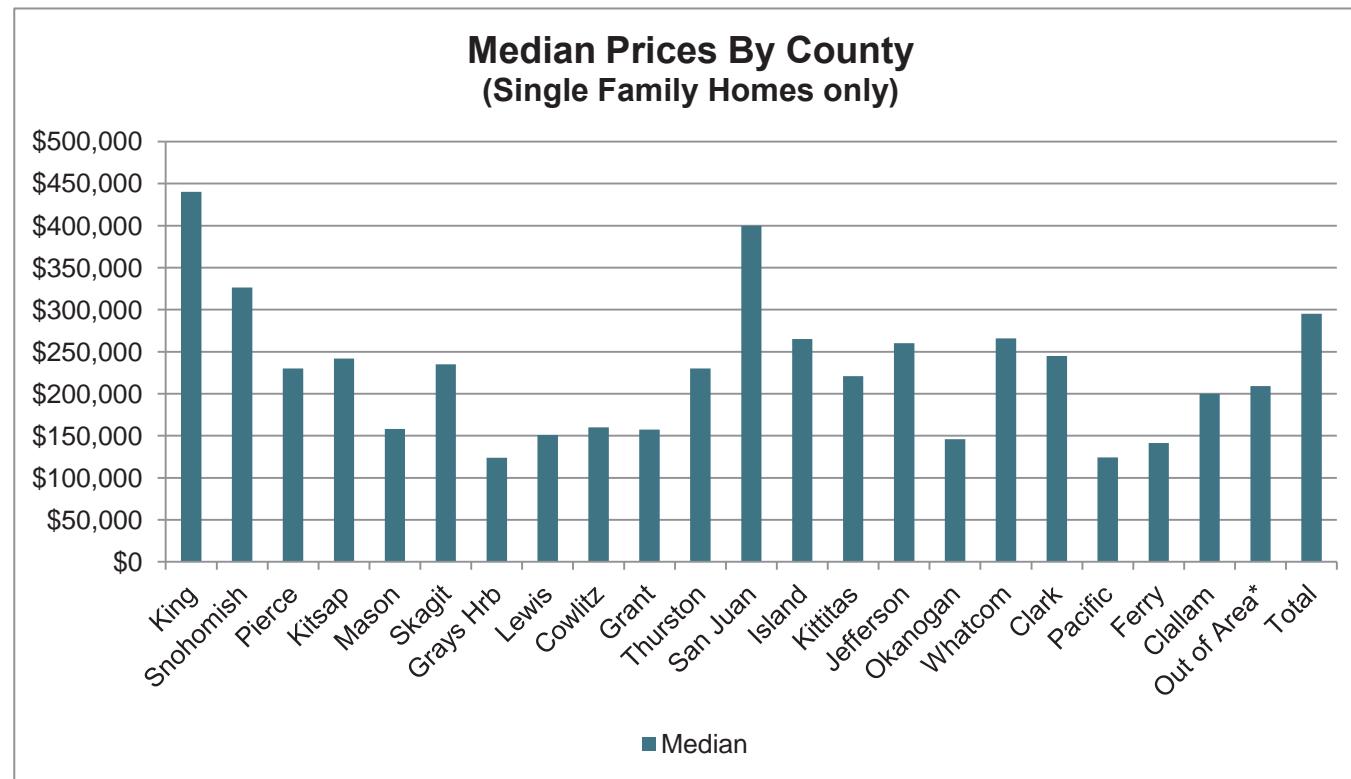
SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385,390,700,701,705,710

N. King = #s 715,720 (portion of 610 in King Co incl. in Snoh. stats)

Eastside = #s 500,510,520,530,540,550,560,600

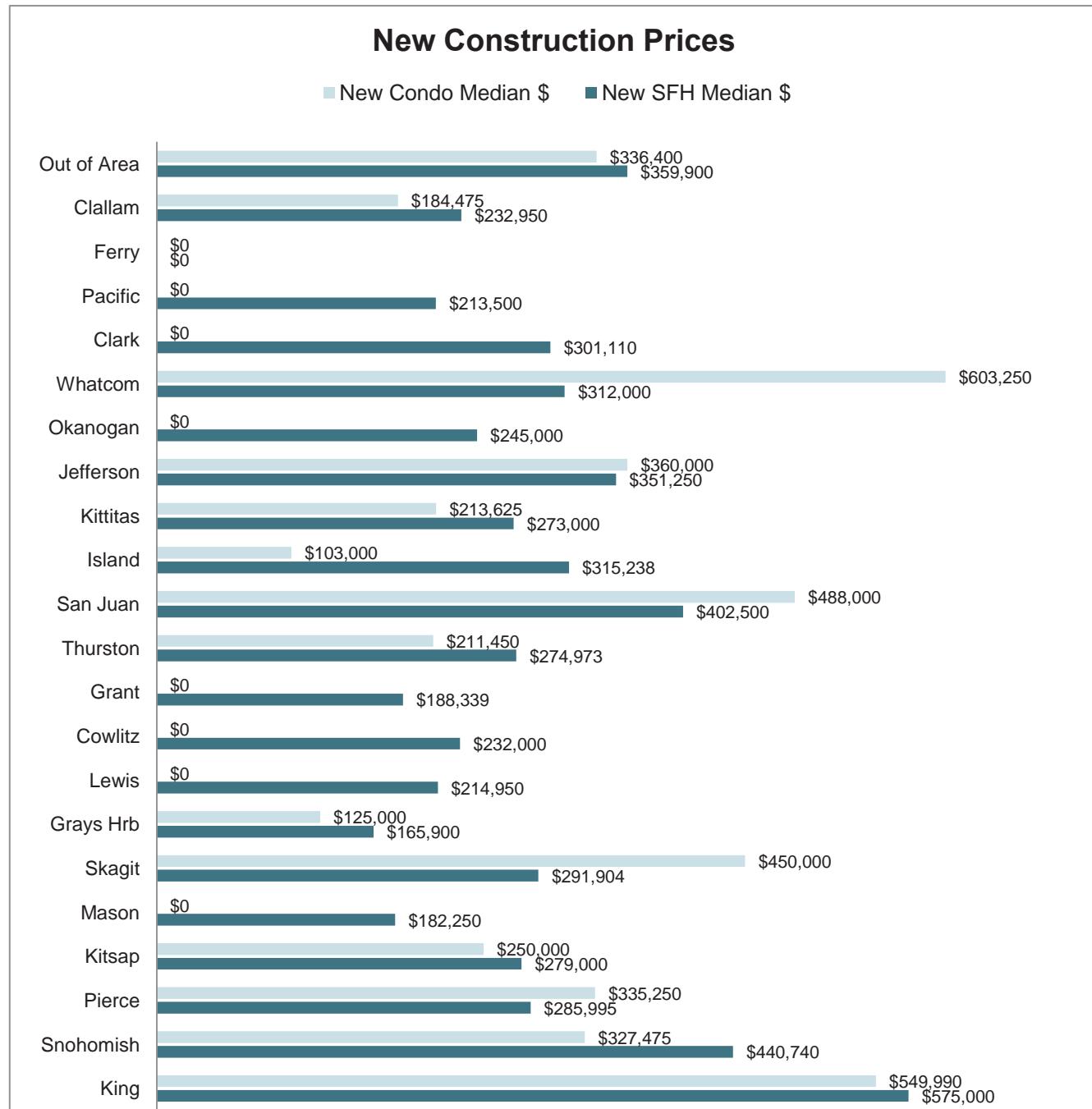
Vashon = #800



NEW CONSTRUCTION, 2014 Closed Sales by County, Single Family Homes & Condos

SINGLE FAMILY HOMES						CONDOMINIUMS					
County	Units	Median \$	Avg Price	Lowest	Highest	County	Units	Median \$	Avg Price	Lowest	Highest
King	3090	\$575,000	\$666,230	\$133,500	\$4,700,000	King	253	\$549,990	\$630,260	\$115,000	\$6,100,000
Snohomish	1410	\$440,740	\$459,839	\$216,600	\$1,299,950	Snohomish	280	\$327,475	\$335,981	\$159,900	\$535,210
Pierce	1721	\$285,995	\$315,374	\$26,500	\$1,959,073	Pierce	32	\$335,250	\$419,045	\$144,000	\$1,250,000
Kitsap	376	\$279,000	\$326,203	\$70,000	\$1,800,000	Kitsap	3	\$250,000	\$250,000	\$250,000	\$250,000
Mason	26	\$182,250	\$202,215	\$110,000	\$430,000	Mason	0	\$0	\$0	\$0	\$0
Skagit	190	\$291,904	\$349,569	\$199,000	\$1,061,513	Skagit	3	\$450,000	\$495,000	\$425,000	\$610,000
Grays Hrb	41	\$165,900	\$201,024	\$92,000	\$658,320	Grays Hrb	1	\$125,000	\$125,000	\$250,000	\$250,000
Lewis	13	\$214,950	\$215,735	\$149,900	\$279,000	Lewis	0	\$0	\$0	\$0	\$0
Cowlitz	25	\$232,000	\$258,961	\$77,500	\$875,000	Cowlitz	0	\$0	\$0	\$0	\$0
Grant	101	\$188,339	\$204,312	\$59,900	\$485,000	Grant	0	\$0	\$0	\$0	\$0
Thurston	608	\$274,973	\$287,241	\$43,500	\$610,000	Thurston	2	\$211,450	\$211,450	\$133,000	\$389,900
San Juan	8	\$402,500	\$697,375	\$220,000	\$3,075,000	San Juan	1	\$488,000	\$488,000	\$488,000	\$488,000
Island	90	\$315,238	\$310,091	\$159,900	\$960,000	Island	1	\$103,000	\$103,000	\$103,000	\$103,000
Kittitas	73	\$273,000	\$378,431	\$179,990	\$899,000	Kittitas	6	\$213,625	\$216,125	\$172,000	\$253,000
Jefferson	6	\$351,250	\$418,945	\$170,000	\$1,024,670	Jefferson	1	\$360,000	\$360,000	\$360,000	\$360,000
Okanogan	7	\$245,000	\$287,786	\$75,000	\$550,500	Okanogan	0	\$0	\$0	\$0	\$0
Whatcom	243	\$312,000	\$338,136	\$130,000	\$2,050,000	Whatcom	10	\$603,250	\$608,929	\$259,000	\$1,200,000
Clark	68	\$301,110	\$316,906	\$189,900	\$620,000	Clark	0	\$0	\$0	\$0	\$0
Pacific	6	\$213,500	\$197,574	\$115,200	\$247,000	Pacific	0	\$0	\$0	\$0	\$0
Ferry	0	\$0	\$0	\$0	\$0	Ferry	0	\$0	\$0	\$0	\$0
Clallam	27	\$232,950	\$260,084	\$105,000	\$462,258	Clallam	0	\$0	\$0	\$0	\$0
Out of Area	48	\$359,900	\$378,487	\$173,351	\$832,497	Out of Area	14	\$184,475	\$184,475	\$149,950	\$219,000
TOTAL	8,177	\$382,105	\$471,154	\$26,500	\$4,700,000	TOTAL	607	\$369,950	\$465,576	\$103,000	\$6,100,000

County	New SFH Median \$	New Condo Median \$
King	\$575,000	\$549,990
Snohomish	\$440,740	\$327,475
Pierce	\$285,995	\$335,250
Kitsap	\$279,000	\$250,000
Mason	\$182,250	\$0
Skagit	\$291,904	\$450,000
Grays Hrb	\$165,900	\$125,000
Lewis	\$214,950	\$0
Cowlitz	\$232,000	\$0
Grant	\$188,339	\$0
Thurston	\$274,973	\$211,450
San Juan	\$402,500	\$488,000
Island	\$315,238	\$103,000
Kittitas	\$273,000	\$213,625
Jefferson	\$351,250	\$360,000
Okanogan	\$245,000	\$0
Whatcom	\$312,000	\$603,250
Clark	\$301,110	\$0
Pacific	\$213,500	\$0
Ferry	\$0	\$0
Clallam	\$232,950	\$184,475
Out of Area	\$359,900	\$336,400
All areas	382,105	369,950



Distribution of Sales by # of Bedrooms - SINGLE FAMILY + CONDOS, 2014 Closed Sales

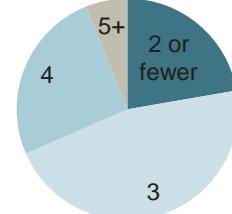
Closed Sales by # of Bedrooms

Single Family	2 or fewer bdrm	% of total (in that co)	3 bdrm	% of total (in that co)	4 bdrm	% of total (in that co)	5+ bdrm	% of total (in that co)	Total
King	8239	26.64%	11383	36.80%	8701	28.13%	2608	8.43%	30,931
Snoh	1859	15.78%	5523	46.89%	3607	30.62%	790	6.71%	11,779
Pierce	1650	13.68%	6304	52.25%	3446	28.56%	665	5.51%	12,065
Kitsap	766	19.90%	2267	58.88%	742	19.27%	75	1.95%	3,850
Mason	365	36.54%	551	55.16%	69	6.91%	14	1.40%	999
Skagit	362	21.11%	1019	59.42%	278	16.21%	56	3.27%	1,715
Grays Hrbr	287	30.63%	502	53.58%	125	13.34%	23	2.45%	937
Lewis	199	24.09%	492	59.56%	116	14.04%	19	2.30%	826
Cowlitz	199	18.67%	625	58.63%	198	18.57%	44	4.13%	1,066
Grant	123	16.02%	436	56.77%	169	22.01%	40	5.21%	768
Thurston	516	14.29%	2126	58.89%	855	23.68%	113	3.13%	3,610
San Juan	150	50.17%	119	39.80%	21	7.02%	9	3.01%	299
Island	481	32.86%	794	54.23%	166	11.34%	23	1.57%	1,464
Kittitas	211	31.92%	338	51.13%	94	14.22%	18	2.72%	661
Jefferson	216	39.93%	272	50.28%	42	7.76%	11	2.03%	541
Okanogan	128	43.24%	119	40.20%	39	13.18%	10	3.38%	296
Whatcom	748	25.78%	1478	50.93%	555	19.12%	121	4.17%	2,902
Clark	79	14.11%	315	56.25%	139	24.82%	27	4.82%	560
Pacific	212	54.64%	143	36.86%	26	6.70%	7	1.80%	388
Ferry	12	50.00%	9	37.50%	3	12.50%	0	0.00%	24
Clallam	191	32.15%	340	57.24%	54	9.09%	9	1.52%	594
Other	229	22.88%	515	51.45%	203	20.28%	54	5.39%	1,001
TOTAL	17,222	22.29%	35,670	46.16%	19,648	25.43%	4,736	6.13%	77,276
% of total	22.29%		46.16%		25.43%			6.13%	100.00%

TOTALS

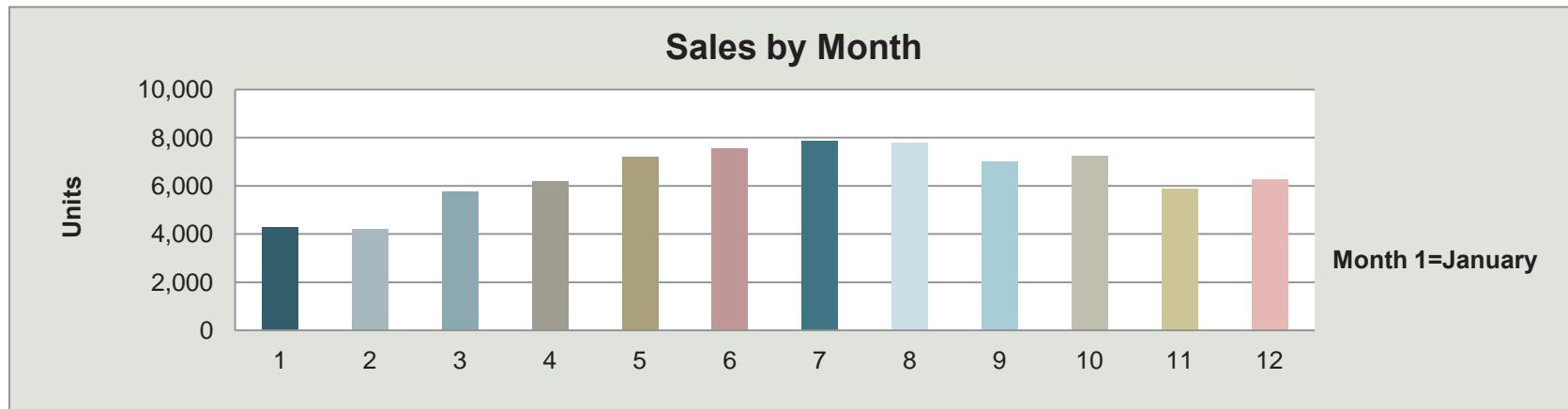
	2 or fewer	3	4	5+
	17,222	35,670	19,648	4,736

Sales by # of Bdrms



CLOSED SALES - UNITS 2014, Single Family Homes + Condos (combined)

Units	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Total
King	1,674	1,620	2,297	2,599	2,967	3,109	3,275	3,007	2,690	2,870	2,323	2,500	30,931
Snoh	615	668	949	943	1,074	1,220	1,172	1,163	1,057	1,113	885	920	11,779
Pierce	709	692	919	948	1,137	1,085	1,205	1,264	1,096	1,127	904	979	12,065
Kitsap	225	231	259	291	321	409	378	400	339	378	295	324	3,850
Mason	58	48	68	74	99	82	108	108	103	96	80	75	999
Skagit	78	103	116	146	159	153	158	174	169	163	141	155	1,715
GraysHrb	61	58	85	67	80	84	76	88	100	93	67	78	937
Lewis	49	43	72	60	86	66	76	92	84	82	50	66	826
Cowlitz	62	54	74	87	98	79	114	111	107	97	91	92	1,066
Grant	43	43	59	65	66	84	72	80	64	75	58	59	768
Thurston	240	201	246	275	320	355	362	373	354	302	290	292	3,610
San Juan	22	11	25	42	29	23	29	24	24	28	22	20	299
Island	87	76	93	95	123	142	145	150	161	159	112	121	1,464
Kittitas	35	39	42	56	55	60	72	69	59	65	54	55	661
Jefferson	30	25	38	40	48	51	57	50	56	56	42	48	541
Okanogan	19	25	18	15	23	24	29	32	24	30	21	36	296
Whatcom	148	151	217	190	260	290	305	317	296	267	218	243	2,902
Clark	31	25	42	37	55	64	44	55	51	69	47	40	560
Pacific	18	23	26	26	40	24	44	40	37	42	35	33	388
Ferry	3	3	1	1	2	4	0	1	1	2	3	3	24
Clallam	42	22	37	53	51	51	63	64	50	61	47	53	594
Other	57	35	70	80	94	99	94	113	98	82	87	92	1,001
TOTAL	4,306	4,196	5,753	6,190	7,187	7,558	7,878	7,775	7,020	7,257	5,872	6,284	77,276



CLOSED SALES -DOLLAR VOLUME 2014, SFH + Condos (combined)

	Units	Avg Price	\$ Vol
King	30,931	\$494,055	\$15,281,615,205
Snoh	11,779	\$330,138	\$3,888,695,502
Pierce	12,065	\$250,477	\$3,022,005,005
Kitsap	3,850	\$291,964	\$1,124,061,400
Mason	999	\$177,999	\$177,821,001
Skagit	1,715	\$266,418	\$456,906,870
GraysHrb	937	\$134,333	\$125,870,021
Lewis	826	\$162,012	\$133,821,912
Cowlitz	1,066	\$171,924	\$183,270,984
Grant	768	\$171,073	\$131,384,064
Thurston	3,610	\$243,448	\$878,847,280
San Juan	299	\$486,843	\$145,566,057
Island	1,464	\$311,302	\$455,746,128
Kittitas	661	\$268,625	\$177,561,125
Jefferson	541	\$286,213	\$154,841,233
Okanogan	296	\$178,850	\$52,939,600
Whatcom	2,902	\$289,721	\$840,770,342
Clark	560	\$277,975	\$155,666,000
Pacific	388	\$138,611	\$53,781,068
Ferry	24	\$144,171	\$3,460,104
Clallam	594	\$217,406	\$129,139,164
Other	1,001	\$256,851	\$257,107,851
TOTAL	77,276	\$360,149	\$27,830,874,124
2013	75,517	\$337,002	\$25,449,380,034

Total sales volume 2013 = \$27,830,874,124

Total sales volume 2012 = \$25,449,380,034

% change, 2014 vs 2013 9.36%

SUMMARY OF CONDOMINIUM SALES 2014

	# Units	% of total	Median	Average	Low	High	\$ value
King	6,538	61.91%	\$252,000	\$314,333	\$27,500	\$6,100,000	\$2,055,109,154
Sno	2,102	19.91%	\$210,000	\$226,141	\$37,000	\$1,500,000	\$475,348,382
Pierce	758	7.18%	\$145,000	\$178,103	\$25,000	\$1,250,000	\$135,002,074
Kitsap	226	2.14%	\$190,000	\$231,891	\$35,000	\$1,500,000	\$52,407,366
Mason	13	0.12%	\$215,000	\$200,145	\$42,000	\$270,000	\$2,601,885
Skagit	80	0.76%	\$177,450	\$220,309	\$49,500	\$750,000	\$17,624,720
Grays Hrb	39	0.37%	\$114,000	\$110,106	\$20,000	\$264,900	\$4,294,134
Lewis	3	0.03%	\$142,500	\$143,666	\$128,500	\$160,000	\$430,998
Cowlitz	16	0.15%	\$142,000	\$144,469	\$47,500	\$230,000	\$2,311,504
Grant	7	0.07%	\$164,500	\$193,857	\$127,500	\$320,000	\$1,356,999
Thurston	109	1.03%	\$110,000	\$128,829	\$38,000	\$480,000	\$14,042,361
San Juan	25	0.24%	\$135,000	\$177,119	\$35,869	\$720,000	\$4,427,975
Island	57	0.54%	\$119,000	\$148,873	\$52,500	\$370,000	\$8,485,761
Kittitas	34	0.32%	\$170,500	\$178,963	\$50,000	\$389,990	\$6,084,742
Jefferson	34	0.32%	\$207,500	\$218,564	\$90,000	\$480,000	\$7,431,176
Okanogan	1	0.01%	\$220,000	\$220,000	\$220,000	\$220,000	\$220,000
Whatcom	362	3.43%	\$175,000	\$212,457	\$22,000	\$1,200,000	\$76,909,434
Clark	30	0.28%	\$106,500	\$129,976	\$42,000	\$637,500	\$3,899,280
Pacific	26	0.25%	\$80,000	\$83,064	\$21,500	\$82,000	\$2,159,664
Ferry	0	0.00%	\$0	\$0	\$0	\$0	\$0
Clallam	21	0.20%	\$139,000	\$153,271	\$85,000	\$390,000	\$3,218,691
Out of Area	79	0.75%	\$160,950	\$250,620	\$39,500	\$575,000	\$19,798,980
TOTAL	10,560	100.00%	\$225,000	\$273,974	\$21,500	\$6,100,000	\$2,893,165,440

Data from Dec. Area Statistics Report and online surveys; excludes boat moorage slips & storage garages.

Condo sales by # of bedrooms

	2 or fewer	3	4	5+	All
# units	7,924	2,213	356	36	10,529
Avg price	\$255,646	\$314,473	\$404,979	\$439,782	\$273,689
Median \$	\$205,000	\$262,500	\$345,000	\$386,450	\$225,000
Lowest	\$20,000	\$42,000	\$96,800	\$224,500	\$20,000
Highest	\$6,100,000	\$6,000,000	\$3,300,000	\$1,155,000	\$6,100,000

75.2% of all condos sold during 2014 had 2 or fewer bedrooms

SUMMARY OF CONDOMINIUM SALES IN KING COUNTY 2014

SP=\$1+; Areas = map areas +King Co

	# Units	% of total	Median	Average	Low	High	\$ value
SW King	564	8.63%	\$115,000	\$141,208	\$30,275	\$745,000	\$79,641,312
SE King	715	10.94%	\$1,339,950	\$148,190	\$37,000	\$477,500	\$105,955,850
Seattle	2,514	38.45%	\$299,000	\$375,196	\$38,000	\$6,100,000	\$943,242,744
N King	159	2.43%	\$189,500	\$222,368	\$41,000	\$639,990	\$35,356,512
Eastside	2,583	39.51%	\$278,000	\$343,061	\$27,500	\$6,000,000	\$886,126,563
Vashon	3	0.05%	\$159,000	\$155,333	\$128,000	\$179,000	\$465,999
Total*	6,538	100.00%	\$252,000	\$314,333	\$27,500	\$6,100,000	\$2,055,109,154

Sub-area figures are from Area Market Survey

*Totals are from Dec. Area Statistics Report

SW King = NWMLS Map Area 100,110,120,130

SE King = #s 300,310,320,330,340,350,360

Seattle = #s 140,380,385,390,700,701,705,710

N. King = #s 715,720

Eastside = #s 500,510,520,530,540,550,560,600

Vashon = #800

HIGH END PROPERTY SALES, BY COUNTY, 2014

SFH	MLS Map Area	Description	SFH, Sales Price = \$1 mil +	Condos	MLS Map Area	Description	Condominiums, \$500,000-plus
King Co	100, 110, 120, 130	SW King Co		19	King Co	100, 110, 120, 130	SW King Co
	300, 310, 320, 330, 340, 350, 360	SE King Co		13		300, 310, 320, 330, 340, 350, 360	SE King Co
	140, 380, 385, 390, 700, 701, 705, 710	Seattle		597		140, 380, 385, 390, 700, 701, 705, 710	Seattle
	715, 720, 610	North King Co		21		715, 720	North King Co
	500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)		1148		500, 510, 520, 530, 540, 550, 560, 600	Eastside (E. King Co.)
	800	Vashon		5		800	Vashon
	TOTAL - King Co		1803			TOTAL - King Co	
	Snoh		47			Snohomish	35
	Pierce		44			Pierce	23
	Kitsap		55			Kitsap	15
	Mason		0			Mason	0
	Skagit		10			Skagit	3
	Grays Harbor		0			Grays Harbor	0
	Lewis		0			Lewis	0
	Cowlitz		0			Cowlitz	0
	Grant		0			Grant	0
	Thurston		15			Thurston	0
	San Juan		21			San Juan	1
	Island		19			Island	0
	Kittitas		10			Kittitas	0
	Jefferson		3			Jefferson	0
	Okanogan		1			Okanogan	0
	Whatcom		23			Whatcom	15
	Clark		5			Clark	1
	Pacific		0			Pacific	0
	Ferry		0			Ferry	0
	Clallam		1			Clallam	0
	Out of area		12			Out of area	1
	TOTAL - 21 Counties*		2,069	27.64%		TOTAL - 21 Counties*	878 (up 20%)
		2013	1,621			2013	732

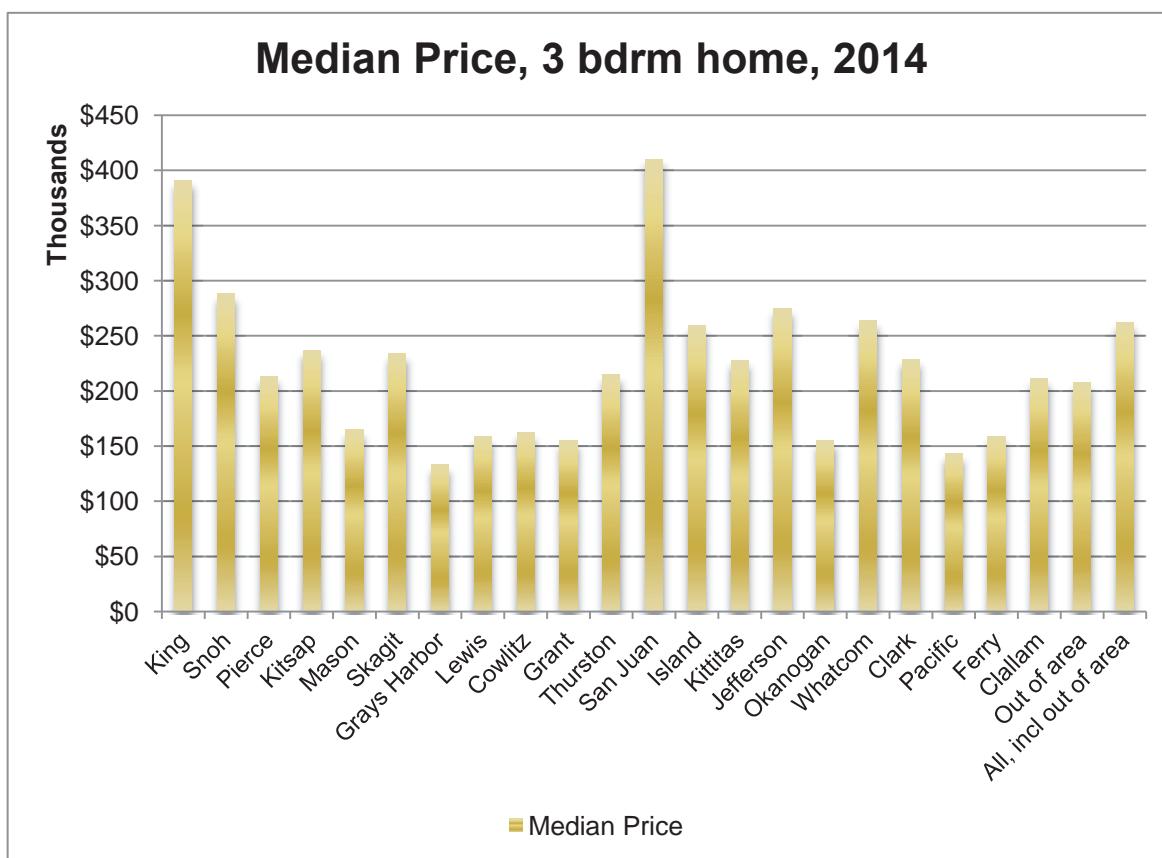
Of 2,068 million-dollar-plus sales of **SFH**, Map Area 520 (Bellevue/West of 405) had highest volume with **260 sales**. Other leaders of million dollar-plus sales of single family homes were area 500 (Eastside/South of I-90) with 194, area 390-Central Seattle with 192, and area 510-Mercer Island with 185. The highest priced single family homes that sold during 2014 were in Medina, (seeling price of \$11.3 million) and a home on Hunts Point that sold for \$9.1 million. Twelve homes sold for \$7 million or more; 10 of them were located on the Eastside).

Among high-end **condo** sales (fetching \$500,000-plus), 197 were located in the Belltown/downtown Seattle area; 143 were in the Kirkland area, and 121 were in area 520 (Bellevue west of I-405). The luxury condo sales included 152 units that sold for \$1 million or more, topped by two sales in the Four Seasons (one at \$6.1 million, a second at \$5.9 million), and a \$6 million sale at Bellevue's One Main Street.

COMPARISON OF PRICES FOR 3 BEDROOM HOMES BY COUNTY

Closed Sales Single Family Homes only (excl. condo)

	Median Price	# Units
King	\$391,261	10,405
Snoh	\$288,000	4,663
Pierce	\$213,500	6,084
Kitsap	\$237,000	2,218
Mason	\$165,000	543
Skagit	\$234,000	1,005
Grays Harbor	\$133,500	503
Lewis	\$158,750	500
Cowlitz	\$162,500	625
Grant	\$155,000	431
Thurston	\$215,000	2,099
San Juan	\$410,000	123
Island	\$259,000	788
Kittitas	\$228,000	338
Jefferson	\$275,000	266
Okanogan	\$155,000	129
Whatcom	\$263,950	1,420
Clark	\$229,000	293
Pacific	\$143,500	146
Ferry	\$159,000	9
Clallam	\$211,000	330
Out of area	\$207,500	502
All, incl out of area	\$262,500	33,420



from online Area Market Surveys & Stat Generator of 21 counties in NWMLS service area.

Comparison of Average Prices, Puget Sound (Wash.) Area Since 1990

Average Prices (Closed Sales – Residential & Condominium)

(year-to-date figures, from December statistical reports); avg prices are used because YTD median prices were not compiled until 2003.)

YEAR	King	Snohomish	Pierce*
1989**	\$134,567	\$117,640	\$109,901
1990	\$166,270	\$142,536	\$129,277
1991	\$169,033	\$144,063	\$132,540
1992	\$172,550	\$149,084	\$140,494
1993	\$174,722	\$152,673	\$143,089
1994	\$182,351	\$158,910	\$143,216
1995	\$189,980	\$160,936	\$145,106
1996	\$197,372	\$163,613	\$146,836
1997	\$213,821	\$172,517	\$149,895
1998	\$239,839	\$189,818	\$152,553
1999	\$265,111	\$198,249	\$157,330
2000	\$287,851	\$212,097	\$173,036
2001	\$295,240	\$222,077	\$174,536
2002	\$311,285	\$233,082	\$197,317
2003	\$323,004	\$243,408	\$198,948
2004	\$356,954	\$272,221	\$234,936
2005	\$407,718	\$308,664	\$265,687
2006	\$462,562	\$354,631	\$300,884
2007	\$497,855	\$383,004	\$311,339
2008	\$481,242	\$355,628	\$284,277
2009	\$425,319	\$311,018	\$250,232
2010	\$430,409	\$292,556	\$241,429
2011	\$392,185	\$255,364	\$213,466
2012	\$405,610	\$265,920	\$216,286
2013	\$451,313	\$300,761	\$235,770
2014	\$494,055	\$330,138	\$250,477
\$ change since 2000	\$206,204	\$118,041	\$77,441

% Change, year over year			
YEAR	King	Snohomish	Pierce
1989 (base)	\$134,567	\$117,640	\$109,901
1990	23.56%	21.16%	17.63%
1991	1.66%	1.07%	2.52%
1992	2.08%	3.49%	6.00%
1993	1.26%	2.41%	1.85%
1994	4.37%	4.09%	0.09%
1995	4.18%	1.27%	1.32%
1996	3.89%	1.66%	1.19%
1997	8.33%	5.44%	2.08%
1998	12.17%	10.03%	1.77%
1999	10.54%	4.44%	3.13%
2000	8.58%	6.99%	9.98%
2001	2.57%	4.71%	0.87%
2002	5.43%	4.96%	13.05%
2003	3.76%	4.43%	0.83%
2004	10.51%	11.84%	18.09%
2005	14.22%	13.39%	13.09%
2006	13.45%	14.89%	13.25%
2007	7.63%	8.00%	3.47%
2008	-3.34%	-7.15%	-8.69%
2009	-11.62%	-12.54%	-11.98%
2010	1.20%	-5.94%	-3.52%
2011	-8.88%	-12.71%	-11.58%
2012	3.42%	4.13%	1.32%
2013	11.27%	13.10%	9.01%
2014	9.47%	9.77%	6.24%
% change since 2000	56.79%	41.80%	36.25%

Notes:

Year-to-date figures, from December statistical reports; avg prices are used because YTD median prices were not compiled until 2003.)

** figures from Dec. 1990 report

Figures for Pierce County are partial until 1998 (primarily the northern section; NWMLS expanded services in that county during 1996-1997; the Tacoma-Pierce County MLS ceased operations 12/1/97).

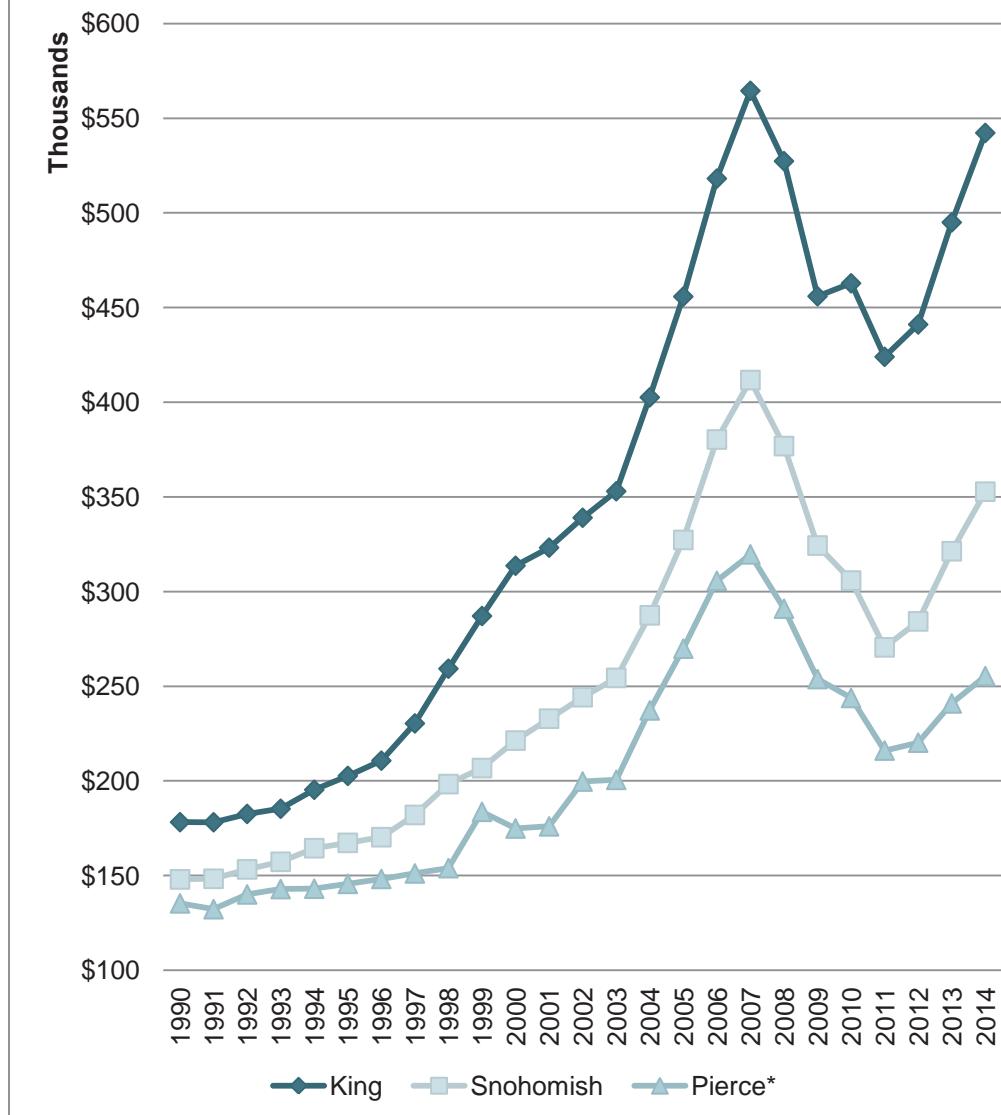
Average Prices - Closed Sales

Residential/Single Family only

	King	Snohomish	Pierce*
1990	\$178,187	\$147,958	\$135,292
1991	\$178,146	\$148,287	132,221
1992	\$182,542	\$153,243	140,027
1993	\$185,272	\$157,252	142,860
1994	\$195,296	\$164,431	143,047
1995	\$202,639	\$167,253	145,626
1996	\$210,673	\$170,257	148,211
1997	\$230,345	\$182,003	151,129
1998	\$259,237	\$198,288	153,906
1999	\$287,075	\$206,756	183,668
2000	\$313,623	\$221,287	174,840
2001	\$323,183	\$232,842	175,972
2002	\$338,969	\$244,192	199,645
2003	\$352,956	\$254,382	200,523
2004	\$402,556	\$287,437	237,215
2005	\$455,774	\$327,259	269,840
2006	\$518,108	\$380,295	305,660
2007	\$564,468	\$411,694	\$319,626
2008	\$527,322	\$376,821	\$290,939
2009	\$455,950	\$324,294	\$253,771
2010	\$462,809	\$305,792	\$243,793
2011	\$423,951	\$270,504	\$216,019
2012	\$441,059	\$284,228	\$220,193
2013	\$494,951	\$321,284	\$240,908
2014	\$542,225	\$352,728	\$255,329

chg 2014 vs
2013 9.55% 9.79% 5.99%

Avg Prices, Single Family Homes



Condominiums only (Avg Prices)

	King	Snohomish	Pierce*
1990	\$105,314	\$87,327	\$235,000
1991	\$110,193	\$93,255	\$221,833
1992	\$117,162	\$99,638	\$326,666
1993	\$116,836	\$102,454	\$165,655
1994	\$120,402	\$109,983	\$160,120
1995	\$132,612	\$110,559	\$133,701
1996	\$135,391	\$115,821	\$111,465
1997	\$147,630	\$115,174	\$119,549
1998	\$161,864	\$130,411	\$127,446
1999	\$180,786	\$141,552	\$133,024
2000	\$196,959	\$149,406	\$135,265
2001	\$197,821	\$154,449	\$142,303
2002	\$212,220	\$164,773	\$154,294
2003	\$211,776	\$172,399	\$166,821
2004	\$238,028	\$183,463	\$199,640
2005	\$253,987	\$203,346	\$208,808
2006	\$303,077	\$223,286	\$240,277
2007	\$329,627	\$262,719	\$237,670
2008	\$337,938	\$269,668	\$219,773
2009	\$307,827	\$244,751	\$201,608
2010	\$299,580	\$216,111	\$200,396
2011	\$266,107	\$179,212	\$165,160
2012	\$272,001	\$167,679	\$159,879
2013	\$289,542	\$194,358	\$160,718
2014	\$314,333	\$226,141	\$178,103

% chg 2014
vs 2013 8.56% 16.35% 10.82%

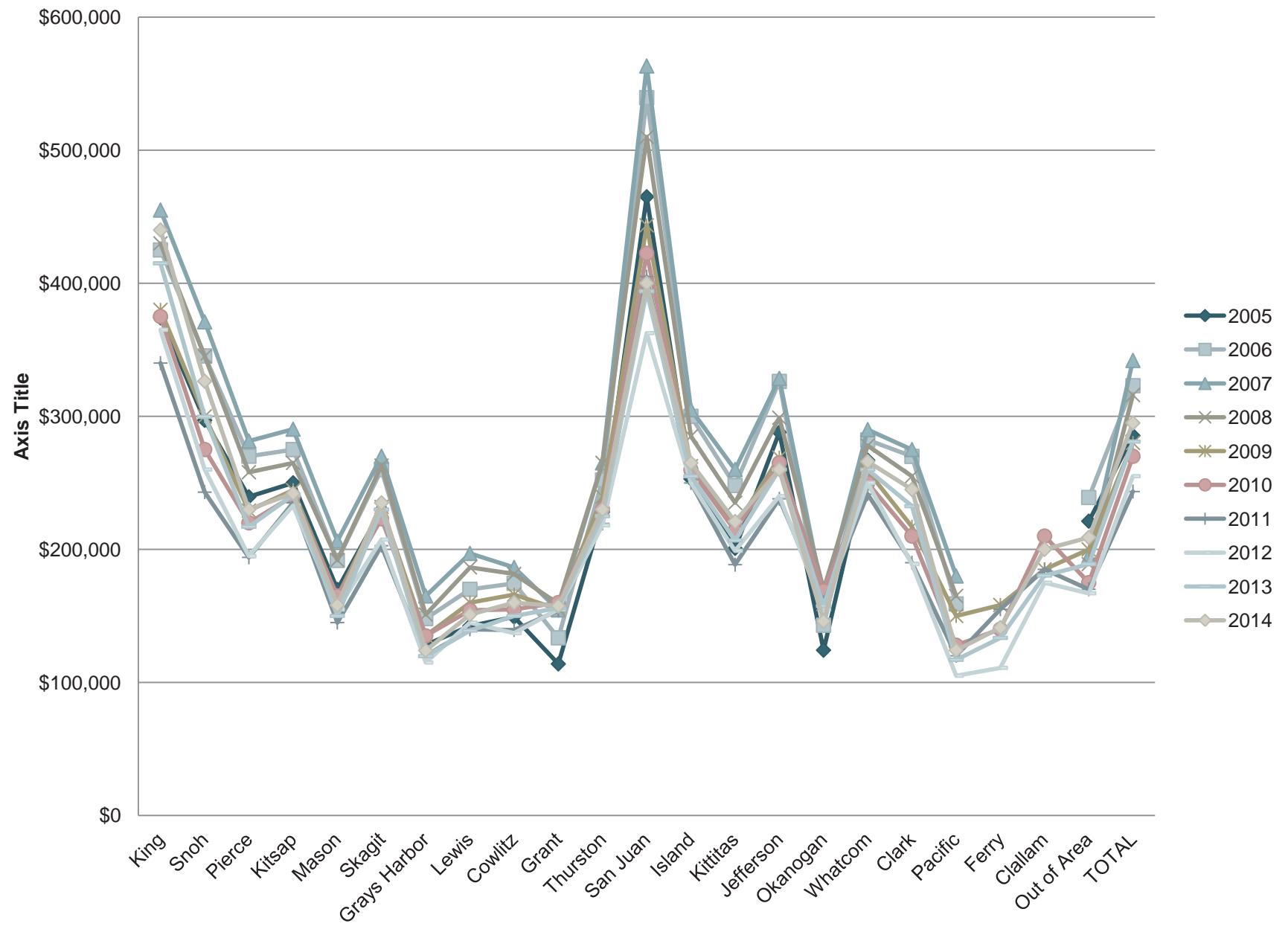
Avg Prices, Condos



COMPARISON OF MEDIAN PRICES, SINGLE FAMILY HOMES, SINCE 2005

County	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	% chg since 2005	% chg vs 2013
King	\$374,000	\$425,000	\$455,000	\$429,950	\$380,000	\$375,000	\$340,000	\$365,000	\$415,000	\$440,000	17.65%	6.02%
Snohomish	\$297,000	\$345,369	\$371,000	\$345,000	\$299,950	\$275,000	\$243,000	\$260,000	\$299,735	\$326,360	9.89%	8.88%
Pierce	\$239,500	\$270,000	\$281,400	\$258,000	\$229,160	\$219,950	\$194,000	\$195,000	\$217,000	\$230,000	-3.97%	5.99%
Kitsap	\$250,000	\$275,000	\$290,342	\$265,000	\$244,499	\$240,000	\$235,000	\$233,000	\$240,725	\$242,000	-3.20%	0.53%
Mason	\$169,900	\$191,700	\$206,250	\$191,950	\$164,400	\$165,000	\$145,000	\$154,900	\$150,000	\$158,125	-6.93%	5.42%
Skagit	\$229,900	\$260,000	\$270,000	\$262,953	\$232,000	\$223,000	\$202,750	\$207,385	\$230,000	\$235,000	2.22%	2.17%
Grays Harbor	\$128,350	\$148,000	\$165,000	\$151,000	\$135,000	\$135,000	\$120,000	\$115,000	\$119,750	\$124,000	-3.39%	3.55%
Lewis	\$142,500	\$170,000	\$197,000	\$186,500	\$160,000	\$154,301	\$139,900	\$145,000	\$139,000	\$151,000	5.96%	8.63%
Cowlitz	\$149,200	\$174,500	\$186,450	\$181,500	\$166,000	\$155,000	\$139,450	\$137,000	\$150,000	\$160,000	7.24%	6.67%
Grant	\$113,920	\$133,540	\$154,500	\$159,000	\$155,000	\$160,000	\$154,080	\$154,950	\$156,000	\$157,500	38.25%	0.96%
Thurston	\$227,950	\$252,200	\$265,000	\$265,000	\$239,635	\$229,995	\$219,500	\$218,000	\$225,000	\$229,995	0.90%	2.22%
San Juan	\$465,000	\$539,500	\$563,250	\$510,000	\$443,500	\$422,500	\$405,000	\$362,500	\$394,000	\$400,000	-13.98%	1.52%
Island	\$253,000	\$300,000	\$305,000	\$285,000	\$262,523	\$259,950	\$249,900	\$250,000	\$255,000	\$264,950	4.72%	3.90%
Kittitas	\$200,800	\$248,000	\$260,000	\$235,000	\$216,650	\$214,000	\$188,500	\$199,000	\$206,750	\$220,950	10.03%	6.87%
Jefferson	\$288,000	\$326,250	\$328,500	\$299,000	\$269,000	\$265,000	\$238,000	\$240,000	\$260,000	\$260,000	-9.72%	0.00%
Okanogan	\$124,250	\$143,000	\$162,950	\$170,000	\$159,000	\$169,000	\$160,000	\$154,950	\$157,500	\$146,000	17.51%	-7.30%
Whatcom	\$267,000	\$282,250	\$290,000	\$278,000	\$259,000	\$250,000	\$241,500	\$250,000	\$259,900	\$266,000	-0.37%	2.35%
Clark		\$269,900	\$275,000	\$255,000	\$217,000	\$210,000	\$190,000	\$189,000	\$232,500	\$245,000	n/a	5.38%
Pacific		\$159,000	\$180,000	\$165,000	\$150,000	\$127,950	\$120,000	\$105,000	\$117,000	\$124,250	n/a	6.20%
Ferry					\$158,225	\$140,000	\$155,000	\$111,000	\$133,500	\$141,200	n/a	5.77%
Clallam					\$185,000	\$210,000	\$185,000	\$175,000	\$180,300	\$200,000	n/a	10.93%
Out of Area	\$221,200	\$239,000	\$195,000	\$188,950	\$199,999	\$175,000	\$170,000	\$167,000	\$189,000	\$209,000	-5.52%	10.58%
TOTAL	\$285,500	\$323,000	\$342,000	\$316,000	\$280,000	\$269,950	\$243,470	\$255,000	\$281,000	\$295,000	3.33%	4.98%

Median Prices since 2005



COMPARISON OF SINGLE FAMILY HOME PRICES BY SCHOOL DISTRICTS NWMLS COUNTIES

15 highest priced, based on Closed Sales during 2014 (SFH only)

COUNTY	DISTRICT	MEDIAN	# SOLD
San Juan	Shaw Island	\$1,250,000	3
King	Mercer Island	\$1,082,000	339
King	Bellevue	\$740,000	1,289
King	Issaquah	\$640,750	1,800
King	Lake Washington	\$630,000	2579
Kitsap	Bainbridge Island	\$620,000	403
King	Seattle	\$495,000	7,416
King	Northshore	\$490,500	1,907
King	Snoqualmie Valley	\$471,000	880
Clark	Camas	\$440,000	19
King	Vashon Island	\$425,000	178
San Juan	Lopez Island	\$412,500	36
King	Riverview	\$407,193	321
San Juan	San Juan Island	\$405,000	145
San Juan	Orcas Island	\$397,000	104

15 lowest priced (based on 5+ sales)

Lewis	Vader	\$44,500	6
Grays Hrbr	Hoquiam	\$54,100	113
Grays Hrbr	Cosmopolis	\$60,000	13
Pacific	Naselle-Grays River	\$67,300	5
Pacific	Raymond	\$69,950	42
Pacific	South Bend	\$77,500	28
Grays Hrbr	Aberdeen	\$78,900	208
Okanogan	Tonasket	\$91,000	42
Skagit	Concrete	\$97,300	78
Grays Hrbr	McCleary	\$99,900	39
Grays Hrbr	Ocosta	\$101,500	86
Jefferson	Brinnon	\$102,500	27
Grant	Soap Lake	\$104,900	33
Grant	Warden	\$110,000	13
Ferry	Republic	\$119,000	22

Editors: To request other districts contact Cheri Brennan, cheri4pr@sprynet.com or 425.957-0654